



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: JULY 14, 2011  
CONSENT CALENDAR

*Date:* July 7, 2011  
*Case No.:* 2010.1070C  
*Project Address:* 580-584 VALENCIA STREET  
*Zoning:* Valencia NCT (Neighborhood Commercial Transit) District  
Mission Alcohol Beverage Special Use Subdistrict  
55-X Height and Bulk District  
*Block/Lot:* 3568/011  
*Project Sponsor:* Jennifer Brodie for Charles Phan  
2620 Third Street  
San Francisco, CA 94107  
*Staff Contact:* Kimberly Durandet (415) 575-6816  
[kimberly.durandt@sfgov.org](mailto:kimberly.durandt@sfgov.org)

*Recommendation:* **Approval with Conditions**

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project proposes to add a full bar use to a previously existing full-service restaurant (d.b.a. The Slanted Door) which will reopen in this location. The previous operation opened in 1995 and closed in 2002. The applicant has applied for a Type 47 ABC license which authorizes the sale of wine, beer and distilled spirits for consumption on-site, in conjunction with the normal operation of the full-service restaurant. Pursuant to Planning Code Section 790.92, a full-service restaurant that serves distilled spirits is also considered to be a bar. Within the Valencia Street NCT (Neighborhood Commercial Transit) District, a Conditional Use Authorization is required for a new bar. The proposed use is locally owned which has been encouraged throughout San Francisco, and is not a Formula Retail use. The proposal requires Section 312-neighborhood notification for the change of use and was duly conducted in conjunction with the Conditional Use Authorization notification process.

### SITE DESCRIPTION AND PRESENT USE

The subject property is located in the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcohol Beverage Special Use Subdistrict and 55-X Height and Bulk Districts, on the west side of Valencia Street between 16<sup>th</sup> and 17<sup>th</sup> Streets, Block 3568, Lot 011. The lot has approximately 60 feet of frontage on Valencia Street. The property is developed with a full lot coverage one-story building containing three ground floor commercial spaces. The subject commercial space has been vacant for eight years. Although the other commercial spaces have been occupied by a variety of businesses, these are now vacant.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The two adjacent properties to the north and south are two-story over ground floor commercial. The immediate area surrounding the proposed project includes mixed use buildings with ground floor commercial uses. The surrounding commercial corridor has a range of businesses in addition to eating and drinking establishments, including personal services such as hair care, and nail care, retail sales establishments with goods offered ranging from bicycle shops, video, clothing, furniture and specialty items, and other uses including professional services such as real estate, accounting, educational and various miscellaneous uses. The surrounding zoning is a mix of NCT (Neighborhood Commercial Transit) and RTO-M (Residential Transit-Oriented, Mission Neighborhood) Zoning Districts.

The RTO-M (Residential, Transit-Oriented, Mission Neighborhood) Zoning District is composed of multi-family moderate-density areas, primarily areas formerly designated RM and RH-3, and are well served within short walking distance, generally less than ¼-mile, of transit and neighborhood commercial areas. Transit available on nearby Mission Street is frequent and/or provides multiple lines serving different parts of the city or region. 16<sup>th</sup> and Mission Bart is also in close proximity. The district is primarily of structures with three or more units of a range of sizes and types suitable for a variety of households.

## ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1(a) categorical exemption.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 24, 2011	June 22, 2011	23 days
Posted Notice	20 days	June 24, 2011	June 24, 2011	20 days
Mailed Notice	20 days	June 24, 2011	June 24, 2011	20 days

## PUBLIC COMMENT

- The Department has received 1 phone call in support of the return of the Slanted Door to the Mission.
- No opposition has been received.

## ISSUES AND OTHER CONSIDERATIONS

- The Project Sponsor conducted a Pre-Application public outreach meeting on October 13, 2010 and three people attended. Restaurant owner Charles Phan has reached out to the neighbors.
- The Slanted Door first opened in the Mission in 1995 and operated until 2002. Charles Phan went on to open other restaurants and now has seven locations.
- There is an issue with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, “the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 25% of the total occupied

commercial frontage.” This is a vacant food-service site which has not been in operation as a full-service restaurant for eight years. This is a pre-existing establishment; therefore, a commercial frontage survey has not been conducted related to this proposal at this time.

- The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. This is not a Formula Retail use and would serve the immediate neighborhood.
- The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow for a Type 47 license in the Valencia NCT District, pursuant to Planning Code Sections 726.41 and 790.22.

### **BASIS FOR RECOMMENDATION**

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project promotes small-business ownership.
- The project is a neighborhood serving use.
- The District is well served by transit; therefore customers should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.
- The project is consistent with the intent of the Valencia Neighborhood Commercial Transit Zoning District.
- The project will create new jobs in the Mission.
- Granting the conditional use authorization for the expansion of beverages served adds economic viability to the return of The Slanted Door. The Slanted Door was a pioneer in the economic revitalization of the Mission and Valencia Street and will contribute to the economic wellbeing of the area.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

- Executive Summary
- Draft Motion
- Zoning District Map
- Height and Bulk Map
- Parcel Map
- Sanborn Map
- Aerial Photo
- Context and Site Photos
- Plans: Existing Conditions

Attachment Checklist

- Executive Summary
- Draft Motion
- Zoning District Map
- Height & Bulk Map
- Parcel Map
- Sanborn Map
- Aerial Photo

- Project sponsor submittal
- Context and Site Photos
- Check for legibility
- Drawings: Existing Conditions
- Check for legibility

Exhibits above marked with an "X" are included in this packet.

KJD  
Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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## Planning Commission Draft Motion

HEARING DATE: JULY 14, 2011

*Date:* July 7, 2011  
*Case No.:* **2010.1070C**  
*Project Address:* **580-584 VALENCIA STREET**  
*Zoning:* Valencia NCT (Neighborhood Commercial Transit) District  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 726.41, AND 790.22 OF THE PLANNING CODE TO AUTHORIZE THE ADDITION OF BAR SERVICE (TYPE 47 ABC LICENSE) TO A PREVIOUSLY EXISTING FULL-SERVICE RESTAURANT (D.B.A. THE SLANTED DOOR) WHICH WILL REOPEN WITHIN THE VALENCIA NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT, MISSION ALCOHOL BEVERAGE SPECIAL USE SUBDISTRICT AND A 55-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On May 25, 2011 Jennifer Brodie (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section 303, 726.41, and 790.22 of the Planning Code to allow a previously existing full-service restaurant (d.b.a. The Slanted Door) which will reopen to establish bar service (Type 47 ABC license) within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcohol Beverage Special Use Subdistrict and a 55-X Height and Bulk District.

On July 14, 2011 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.1070C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1(a) categorical exemption.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2010.1070 C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The subject property is located in the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcohol Beverage Special Use Subdistrict and 55-X Height and Bulk Districts, on the west side of Valencia Street between 16<sup>th</sup> and 17<sup>th</sup> Streets, Block 3568, Lot 011. The lot has approximately 60 feet of frontage on Valencia Street. The property is developed with a full lot coverage one-story building containing three ground floor commercial spaces. The subject commercial space has been vacant for eight years. Although the other commercial spaces have been occupied by a variety of businesses, these are also now vacant.
3. **Surrounding Properties and Neighborhood.** The two adjacent properties to the north and south are two-story over ground floor commercial. The parcel adjacent to the rear is a parking lot. The immediate area surrounding the proposed project includes mixed use buildings with ground floor commercial uses. The surrounding commercial corridor has a range of businesses in addition to eating and drinking establishments, including personal services such as hair care, and nail care, retail sales establishments with goods offered ranging from bicycle shops, video, clothing, furniture and specialty items, and other uses including professional services such as real estate, accounting, educational and various miscellaneous uses. The surrounding zoning is a mix of NCT (Neighborhood Commercial Transit) and RTO-M (Residential Transit-Oriented, Mission Neighborhood) Zoning Districts.

The RTO-M (Residential, Transit-Oriented, Mission Neighborhood) Zoning District is composed of multi-family moderate-density areas, primarily areas formerly designated RM and RH-3, and are well served within short walking distance, generally less than ¼-mile, of transit and neighborhood commercial areas. Transit available on nearby Mission Street is frequent and/or provides multiple lines serving different parts of the city or region. 16<sup>th</sup> and Mission Bart is also in close proximity. The district is primarily of structures with three or more units of a range of sizes and types suitable for a variety of households.

4. **Project Description.** The project proposes to add a full bar use to a previously existing full-service restaurant (d.b.a. The Slanted Door) which plans to reopen the Valencia Street location. The Valencia Street location operated from 1995 until 2002. The applicant has applied for a Type 47 ABC license which authorizes the sale of wine, beer and distilled spirits for consumption on-site, in conjunction with the normal operation of the full-service restaurant. Pursuant to Planning Code Section 790.92, a full-service restaurant that serves distilled spirits is also considered to be a bar. Within the Valencia Street NCT (Neighborhood Commercial Transit) District, a Conditional Use Authorization is required for a new bar. The proposed use is locally owned which has been encouraged throughout San Francisco, and is not a Formula Retail use.
5. **Public Comment.** The Department has received 1 phone call in support of the project and no response in opposition.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Formula Retail.** Section 703.3 places notification requirements and other restrictions on formula retail uses.

*The Project is not considered to be a Formula Retail Use as defined by Section 703.3 of the Planning Code. This location is where the business originated and has grown to 7 existing restaurants that differ in some way from each other.*

- B. **Hours of Operation.** Planning Code Section 726.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 2a.m. to 6:00a.m.

*Businesses are allowed to operate between 6:00a.m. to 2:00a.m. Hours of operation for The Slanted Door lunch and dinner service will be Sunday through Saturday from 11:00am until 1:00am. The bar is secondary to the main focus of the restaurant, which is the cuisine. The bar will not operate outside of principally permitted hours of operation.*

- C. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that NC Districts containing specific uses, including large fast-food restaurants, have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

*The subject commercial space has approximately 20-feet of frontage on Valencia Street with most of the frontage devoted to entrance or window spaces. The windows are clear and unobstructed. The Planning Department has approved Permit Application No. 201005031576 which includes a new storefront.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The Project is desirable because it will contribute to the viability of a locally-owned and operated restaurant which is returning to its original location. The Slanted Door restaurant, when previously open, served beer and wine in association with meals. The requested authorization would broaden the selection of drinks served within the existing restaurant by allowing the sale of distilled spirits that will compliment the meals served.*

*The Project would not create a stand-alone bar establishment. The restaurant would continue to serve patrons in the neighborhood, as well as from a broader customer base. The Project is desirable and compatible with the neighborhood.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The size and shape of the site and the size, shape, and arrangement of the building are adequate for the Project. The Project would not physically expand or reconfigure the existing restaurant at this time.*

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Project will not adversely impact public transit or overburden the existing supply of parking in the neighborhood. Parking is not required in the Valencia NCT district. The Project is intended to be a walk-in facility for pedestrian traffic and is well-served by public transportation running on Mission Street and 16<sup>th</sup> Street. Off-street parking and loading is not required for the Project.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*Exhibit A of this Motion contains a standard condition requiring that all noise and odors be regulated so as not to be a nuisance to nearby businesses or residents.*



- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The project site is completely built-out at the commercial ground level; therefore, no landscaping will need to be provided. All lighting and signage are required to comply with the requirements of the Planning Code and the Urban Design Element of the General Plan.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with the applicable requirements of the Planning Code, and will not adversely affect the General Plan. In general, the Commerce and Industry Element of the General Plan calls for no more than 25 percent of commercial storefronts in Neighborhood Commercial Districts to be set aside for eating and drinking establishments. These policies encourage a balance of uses within each NCD to ensure that local residents can fulfill their convenience needs within close proximity.*

*The proposed reopening of The Slanted Door would activate a commercial space that has been vacant for eight years. Although eating and drinking establishments are prevalent in the vicinity, the Project would not expand the existing restaurant at this time or create a stand-alone bar establishment. The Project would allow a selection of drinks to be served with meals in the restaurant. The addition of the bar will not disrupt the balance of commercial uses in the area, and will not displace establishments that provide convenience goods and services. The Project will not adversely affect the cited policies of the Commerce and Industry Element, or other Elements of the General Plan.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The Valencia Street commercial area functions as both a neighborhood-serving and citywide marketplace and dining district. The purpose of the NCT (Neighborhood Commercial District) is to maintain a balance of businesses that supports both functions, and the proposal does not change the existing balance between entertainment and retail uses.*

- 8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## **MISSION AREA PLAN**

### **Objectives and Policies**

#### **OBJECTIVE 1.1**

**STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.**

**Policy 1.1.6:** Permit And Encourage Small And Moderate Size Retail Establishments In Neighborhood Commercial Areas Of The Mission, While Allowing Larger Retail In The Formerly Industrial Areas When Part Of A Mixed-Use Development.

*The subject restaurant is a small retail establishment that had been a restaurant from 1995 through 2002. This space was one of the original restaurants along this stretch of Valencia Street. Adding additional service to the restaurant encourages the return of this business to the Neighborhood Commercial District in this Area Plan.*

**OBJECTIVE 1.5**

**MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS AND ENSURE GENERAL PLAN NOISE REQUIREMENTS ARE MET.**

**Policy 1.5.2:** Reduce potential land use conflicts by carefully considering the location and design of both noise generating uses and sensitive uses in the Mission.

*The proposed use is subject to the standard conditions of approval for full-service restaurants and bars as outlined in Exhibit A.*

**OBJECTIVE 6.1**

**SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS.**

**Policy 6.1.3:** Provide business assistance for new and existing small businesses in the Eastern Neighborhoods.

*Granting the conditional use authorization for the expansion of beverages served adds economic viability to the return of The Slanted Door. The Slanted Door was a pioneer in the economic revitalization of the Mission and Valencia Street and will contribute to the economic wellbeing of the area.*

**NEIGHBORHOOD COMMERCE**

**Objectives and Policies**

**OBJECTIVE 6:**

**MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.**

**Policy 1:** Ensure and encourage the retention and provision of neighborhood-serving goods and services in the City's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

*In order for a neighborhood commercial district to remain viable and serve the needs of the surrounding neighborhood, it must exhibit a healthy balance of different types of commercial uses. This policy includes guidelines that eating and drinking establishments should not occupy more than 25 percent of the total*

*commercially-occupied frontage in a district. Although eating and drinking establishments are prevalent in the vicinity, the Project would not add to an overconcentration or create a stand-alone bar establishment. The Project would broaden the selection of drinks served with meals in the restaurant by allowing the sale of distilled spirits. The addition of the Type 47 ABC license will not disrupt the balance of commercial uses in the area, and will not displace storefronts that could provide for neighborhood-serving goods and services. The space had previously been occupied by the same restaurant.*

**Policy 2:**

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

*The Project is desirable because it will contribute to the viability of the return of The Slanted Door to the Mission, a locally-owned and operated business. The restaurant, prior to closure eight years ago, served beer and wine in association with meals. The requested authorization would broaden the selection of drinks that would be served at the restaurant by allowing the sale of distilled spirits. The Project would not physically expand the existing restaurant at this time or create a new, stand-alone bar establishment. The Project is desirable and compatible with the neighborhood, and will contribute to the vitality of the District.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The proposal does not change the amount of neighborhood serving retail in the NCT. It will potentially enhance the viability of the returning business, thereby preserving and increasing opportunities for resident employment.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The proposal would not adversely impact the character and economic diversity of Valencia Street, and the proposal has no impact on housing. It will assist in the return a popular neighborhood-serving restaurant.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*The proposal would not have any impacts on the City's supply of affordable housing.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The proposal would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The site is well-served by public transportation.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*There is no commercial office development associated with the Project. No industrial or service sector uses would be displaced.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*Permit Application No. 201005031576 has been approved for façade and tenant improvements to restore the previous restaurant.*

- G. That landmarks and historic buildings be preserved.

*The proposal will have no impact on landmarks or historic buildings.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The proposal does not include any physical expansion of the existing building envelope at this time. Therefore, the proposal would not impact any parks or open spaces or their access to sunlight.*

- 10. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2010.1070C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on XXXXX.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a full-service restaurant to add a Type 47 ABC license (d.b.a. “**The Slanted Door**”) located at 580-584 Valencia Street, 3568, and 011 pursuant to Planning Code Section(s) 726.41 within the **Valencia Street Neighborhood Commercial Transit** District and a 55-X Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on **July 14, 2011** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 14, 2011** under Motion No **XXXXXX**.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING

3. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

5. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*

6. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

7. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project

Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

8. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org)*

*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org)*

*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, [www.sf-police.org](http://www.sf-police.org)*

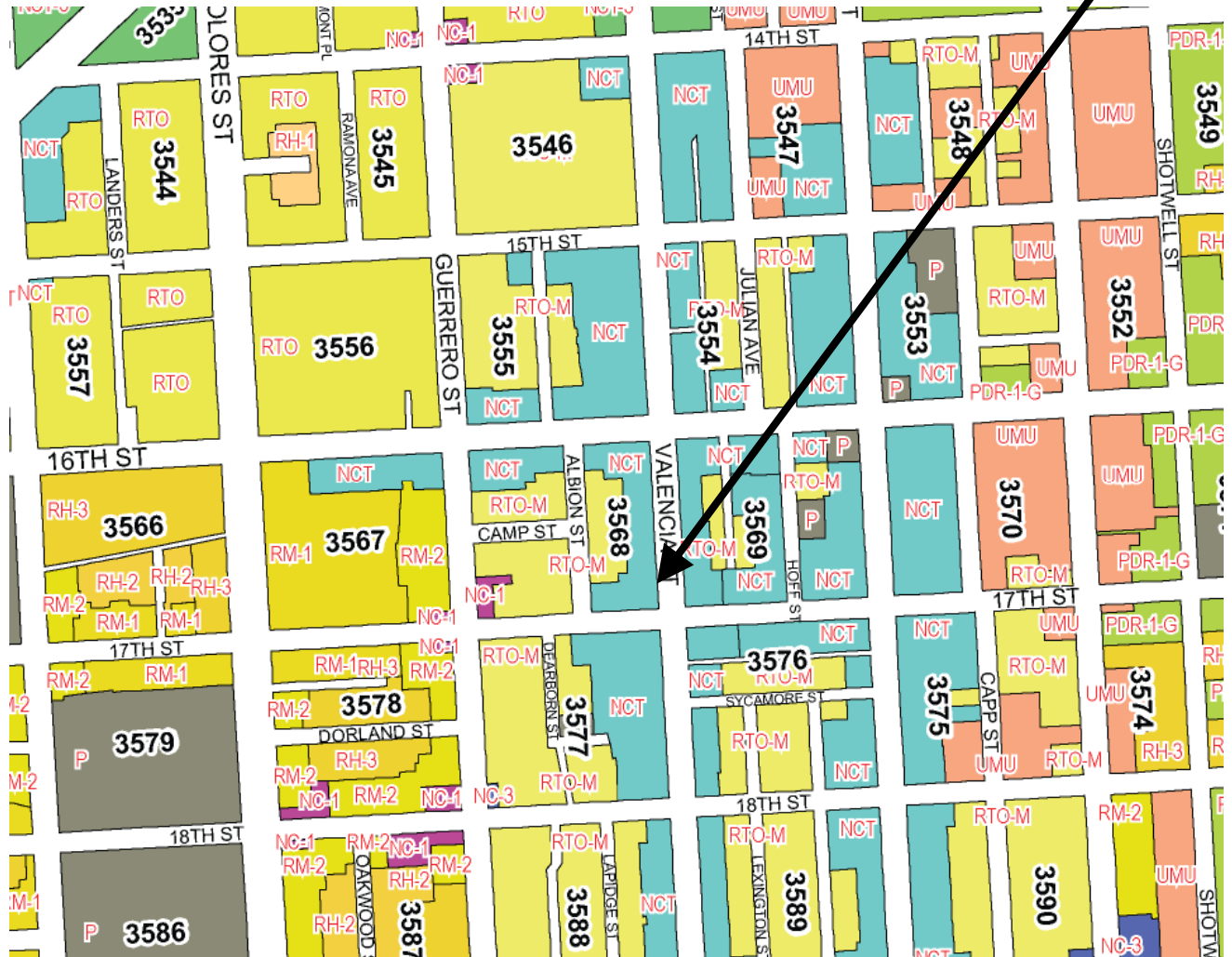
9. **Hours of Operation.** The subject establishment is limited to the following hours of operation: *Businesses are allowed to operate between 6:00a.m. to 2:00a.m. The bar service for the Slanted Door is secondary to the main focus of the restaurant which is the cuisine and will not operate outside of principally permitted hours of operation.*

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



# Zoning Map

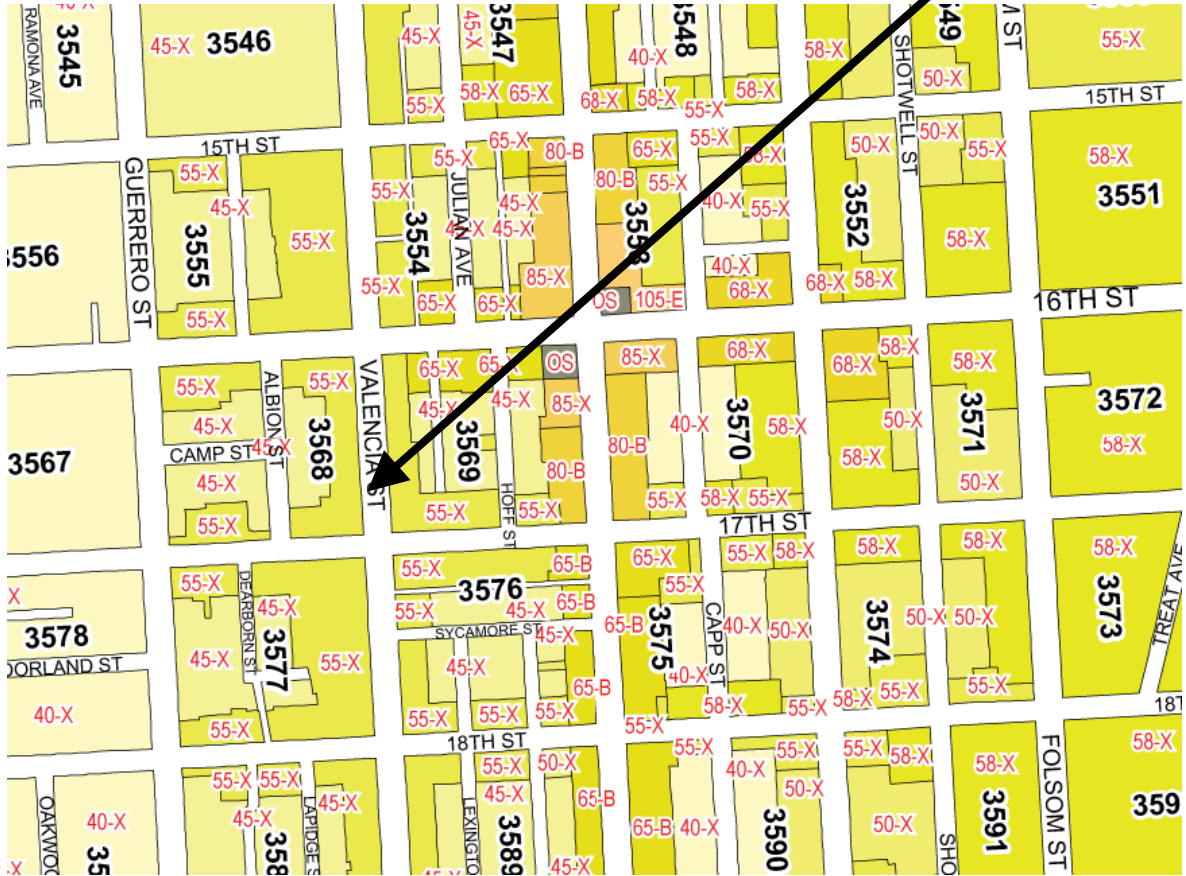
SITE LOCATION



Conditional Use Authorization  
Case Number 2010.1070C  
580 Valencia Street

# Height and Bulk Map

SITE LOCATION



Conditional Use Authorization  
Case Number 2010.1070C  
580 Valencia Street

# Parcel Map

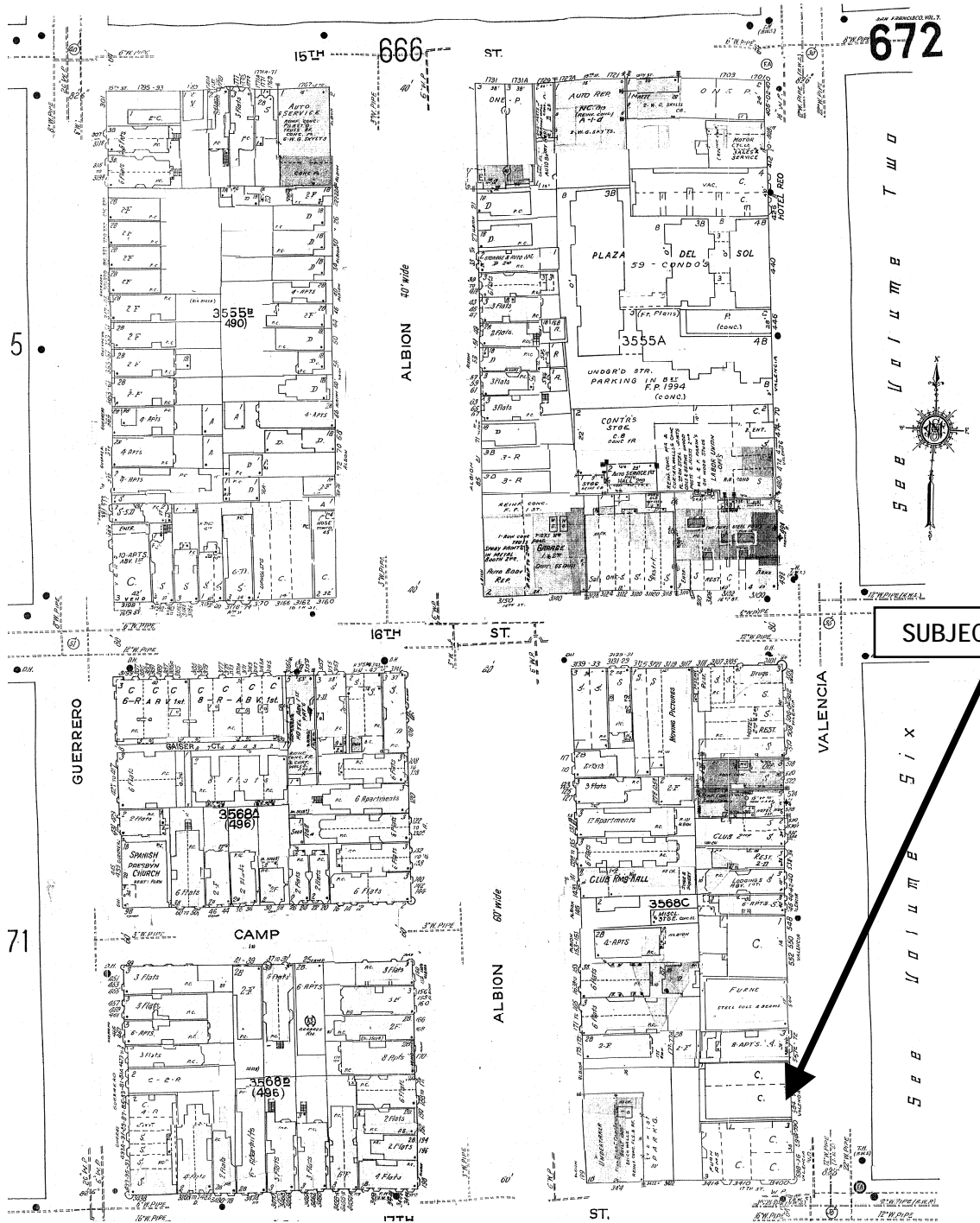
## BLOCK 3568

Printed: 27 June, 2011



SUBJECT PROPERTY

# Sanborn Map\*



\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization  
 Case Number 2010.1070C  
 580 Valencia Street

# Aerial Photo




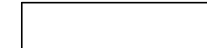


SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2010.1070C  
580 Valencia Street

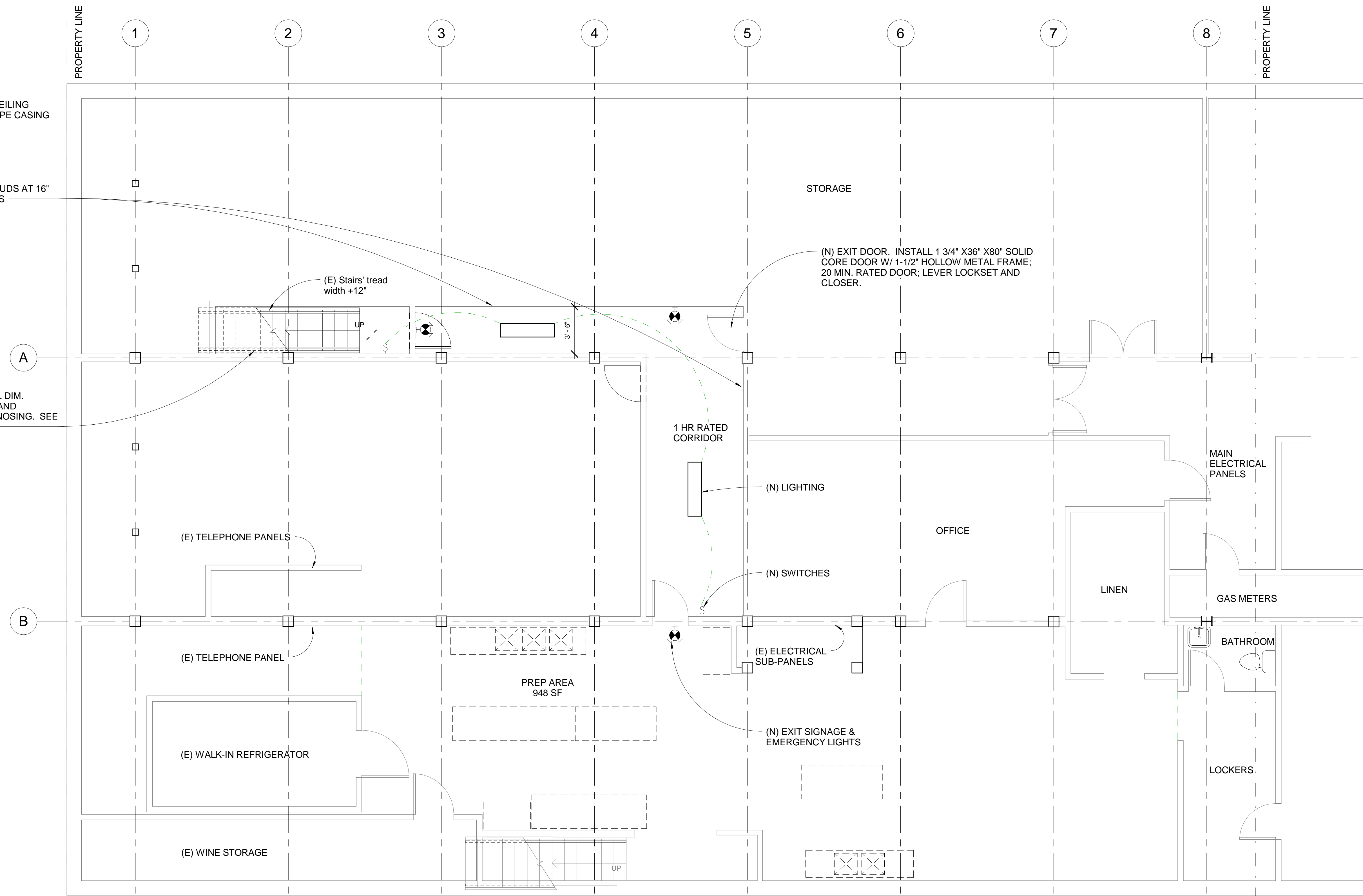
**SYMBOLS**

-  EXIT SIGN- CEILING MOUNTED
-  EXIT SIGN- WALL MOUNTED
-  EXIT SIGN W/ EMERGENCY LIGHTS
-  1X4 SURFACE MOUNTED FLUORESCENT FIXTURE

**GENERAL NOTES:**  
 1. APPLY LAYER OF TYPE X GYP. BD. TO CEILING  
 2. UNCOVER ALL (E) FIRE DEPARTMENT PIPE CASING HOLES IN THE FLOOR/CEILING.

INSTALL 1-HR RATED PARTITION. 2X4 STUDS AT 16" O.C. W/ 5/8" TYPE-X GYP. BD. BOTH SIDES

(N) HANDRAILS; 1-1/2" CROSS SECTIONAL DIM. 1-1/2" CLEARANCE BETWEEN HANDRAIL AND ADJACENT WALL. 34-38" ABOVE TREAD NOSING. SEE DETAILS.



PRINTED  
NOT TO SCALE

**Issues/ Revisions**

Issue #	Description	Date
1.	EXITING PERMIT SUBMITTAL SET	06.01.11

Print Date: 6/28/2011 1:50:33 PM

Drawn By: JLB

Checked By: TOL

Scale: 1/4" = 1'-0"

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**Basement Plan**

**A1.1**

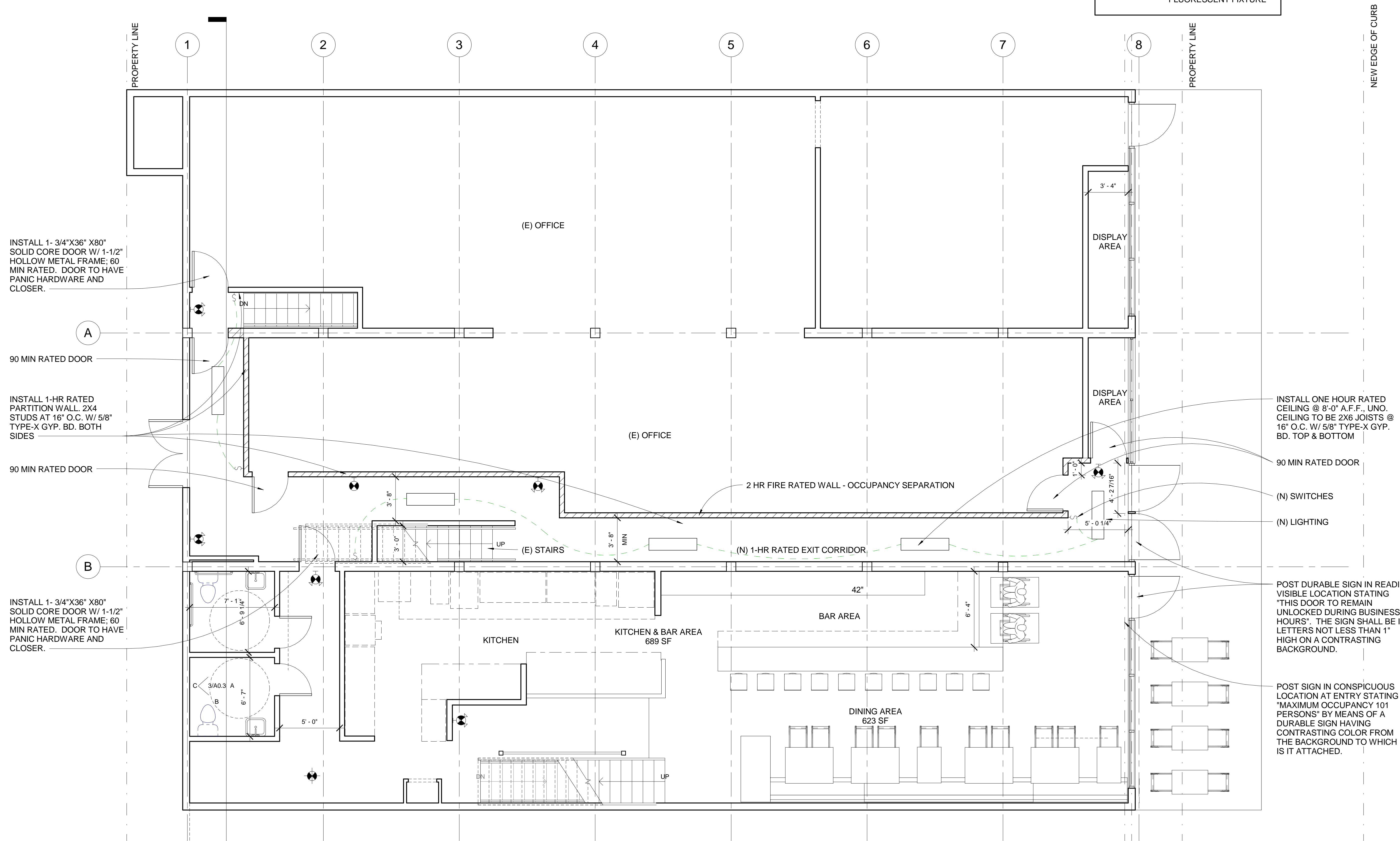


LUNBERGDESIGN

2620 THIRD STREET  
 SAN FRANCISCO CA 94107-3115  
 T 415.695.0110 F 415.695.0379

**SYMBOLS**

- EXIT SIGN- CEILING MOUNTED
- EXIT SIGN- WALL MOUNTED
- EXIT SIGN W/ EMERGENCY LIGHTS
- 1X4 SURFACE MOUNTED FLUORESCENT FIXTURE



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NOT TO SCALE

Issues/ Revisions		
Issue #	Description	Date
1.	EXITING PERMIT SUBMITTAL SET	06.01.11

Print Date: 6/28/2011 1:50:36 PM  
 Drawn By: JLB  
 Checked By: TOL  
 Scale: 1/4" = 1'-0"

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## First Floor Plan



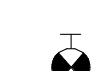
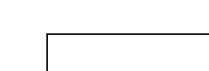
# A1.2

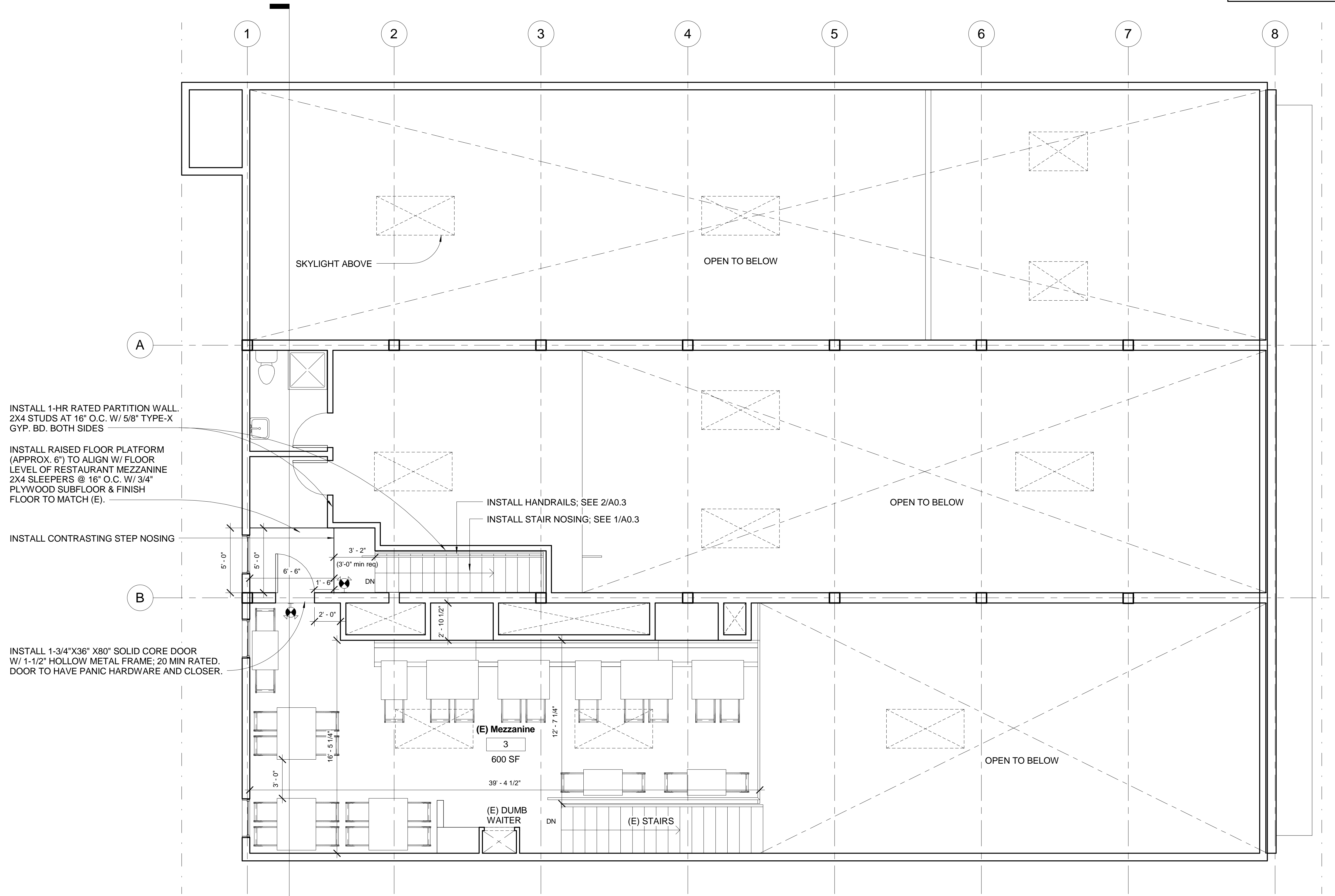
**LUNDBERGD DESIGN**

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 SAN FRANCISCO CA 94107-3115  
 T 415.695.0110 F 415.695.0379

1 First Floor Plan  
1/4" = 1'-0"

**SYMBOLS**

-  EXIT SIGN- CEILING MOUNTED
-  EXIT SIGN- WALL MOUNTED
-  EXIT SIGN W/ EMERGENCY LIGHTS
-  1X4 SURFACE MOUNTED FLUORESCENT FIXTURE



INSTALL 1-HR RATED PARTITION WALL.  
2X4 STUDS AT 16" O.C. W/ 5/8" TYPE-X  
GYP. BD. BOTH SIDES

INSTALL RAISED FLOOR PLATFORM  
(APPROX. 6") TO ALIGN W/ FLOOR  
LEVEL OF RESTAURANT MEZZANINE  
2X4 SLEEPERS @ 16" O.C. W/ 3/4"  
PLYWOOD SUBFLOOR & FINISH  
FLOOR TO MATCH (E).

INSTALL CONTRASTING STEP NOSING

INSTALL HANDRAILS; SEE 2/A0.3  
INSTALL STAIR NOSING; SEE 1/A0.3

INSTALL 1-3/4"X36" X80" SOLID CORE DOOR  
W/ 1-1/2" HOLLOW METAL FRAME; 20 MIN RATED.  
DOOR TO HAVE PANIC HARDWARE AND CLOSER.

1 Mezzanine Plan  
1/4" = 1'-0"

PRINTED  
NOT TO SCALE

Issues/ Revisions		
Issue #	Description	Date
1.	EXITING PERMIT SUBMITTAL SET	06.01.11

Print Date: 6/28/2011 1:50:39 PM  
Drawn By: JLB  
Checked By: TOL  
Scale: 1/4" = 1'-0"

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## Mezzanine Plan

# A1.3



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580-584 VALENCIA STREET

EXISTING EAST ELEVATION OF 580-584 VALENCIA STREET  
(VIEW OF WEST SIDE OF VALENCIA STREET)



BUILDINGS DIRECTLY ACROSS FROM 580-584 VALENCIA STREET  
(VIEW OF EAST SIDE OF VALENCIA STREET)



580-584 VALENCIA STREET

REAR ELEVATION OF PROPOSED PROJECT