



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JULY 26, 2012

Date: July 19, 2012
Case No.: **2012.0672C**
Project Address: **777 VALENCIA STREET**
Zoning: Valencia Street NCT (Neighborhood Commercial Transit)
55-X Height and Bulk District
Block/Lot: 3589 / 088 and 108
Project Sponsor: Phil Lesser
555 Laurel Avenue #501
San Mateo, CA 94401
Staff Contact: Erika S. Jackson – (415) 558-6363
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Proposed Project is to enlarge the use size authorization for a Jazz Club (dba *Preservation Hall West*) and Restaurants approved under Motion 18225 from 8,595 square feet to 10,015 square feet, and to allow 2,952 square feet of Business and Professional Services on the second floor. The previously approved accessory space will be expanded from 900 square feet to 2,320 square feet. The new square footage will be added as follows: 360 square feet in the basement to be used as accessory space, an increase from 900 square feet to 1,960 square feet on the second floor to be used as accessory space, and 2,952 on the second floor to be used as Business and Professional Services. The existing building is being expanded on the second floor in the rear to add 1,352 square feet, which increases the total square footage from 11,615 to 12,967.

The additional square footage is needed for accessory space for the operations of the venue. The space will be used for storage space for tables and chairs, office space for employees, and a waiting area for performing musicians. There are three tenants and one backup tenant selected to occupy the second floor Business and Professional Services – 1) a real estate brokerage company, 2) a special event production, talent management, and marketing company, 3) an architectural firm, and 4) a law firm.

The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. A Section 312 Neighborhood Notification was conducted in conjunction with the Conditional Use Authorization process.

PROJECT BACKGROUND

On August 19, 2010, an application was filed with the Planning Department for Conditional Use Authorization under Planning Code Sections 121.2, 303, 316, 726.24, 726.41, and 726.48, to convert an existing vacant two-story building to two new Full-Service Restaurant & Bar Establishments on the ground floor, an Other Entertainment Establishment (Jazz Club) on the ground floor, and accessory offices on the second floor with an outdoor activity area on the adjacent vacant lot.

On November 18, 2010, the Commission approved the Conditional Use Authorization under Motion 18225, to convert the former New College space into a new entertainment and restaurant venue. The ground floor will be converted to two Full-Service Restaurants, each with a separate bar and kitchen, and a Jazz Club. The restaurants (dba *Preservation Hall West* and *Second Line Café*) will be 4,581 square feet and 539 square feet in area. The 2,575 square foot Jazz Club (dba *Preservation Hall West*) will serve as the new West Coast venue for the existing Preservation Hall Jazz Band, which is known as both the home of Traditional New Orleans Jazz and the headquarters of the Preservation Hall Jazz Band. The ground floor restaurant uses will operate as separate restaurants, but will be connected internally. Both restaurants will share the same Type 47 Liquor License. The second floor will contain approximately 900 square feet of accessory offices and storage to support the uses on the ground floor. The proposal also includes an 860 square foot outdoor seating area located on the lot adjacent to the subject building to be used by the adjacent café.

SITE DESCRIPTION AND PRESENT USE

The Project site is located on the east side of Valencia Street, between 18th and 19th and Streets, within the Valencia Street Neighborhood Commercial Transit District and a 55-X Height and Bulk District. The Proposed Project is located on two adjacent lots. One lot is improved with a vacant two story tall 11,178 square foot building. This 7,360 square foot lot is the site of the former New College. The adjacent 4,640 square foot lot is currently used as a surface parking lot. The Proposed Project would occupy 108 linear feet of frontage on Valencia Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located toward the center of the 13 block Valencia Street Neighborhood Commercial District. A number of neighborhood serving uses including bars, eating establishments, general grocery stores, liquor stores, automobile-related uses, professional and personal service uses and retail sales and services uses characterize this neighborhood commercial district. In general, residential uses are found in the immediate vicinity. Properties in the vicinity are located within the RTO-M (Residential, Transit-Oriented, Mission Neighborhood), NC-1 (Neighborhood Commercial, Cluster) and P (Public Use) Districts. The site is well served by transit.

ENVIRONMENTAL REVIEW

On August 23, 2010 the Proposed Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project. On July 3, 2012, this Categorical Exemption was rescinded and a new one was issued under the new case number.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 6, 2012	July 6, 2012	20 days
Posted Notice	20 days	July 6, 2012	July 6, 2012	20 days
Mailed Notice	20 days	July 6, 2012	July 6, 2012	20 days

PUBLIC COMMENT

The Department has received no public comment.

ISSUES AND OTHER CONSIDERATIONS

- The proposed Jazz Club and Restaurants uses have already been approved. This application is for the expansion of the accessory space in the basement and on the second floor to be used by the Jazz Club and Restaurants from the previously approved 900 square feet to 2,320 square feet.
- The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. A Section 312 Neighborhood Notification was conducted in conjunction with the Conditional Use Authorization process.
- The Conditions of Approval from the existing Conditional Use Authorization approved under Motion 18225 will remain the same.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization pursuant to Planning Code Sections 121.2, 303, and 726.53, to enlarge the use size authorization for a Jazz Club (dba *Preservation Hall West*) and Restaurants approved under Motion 18225 from 8,595 square feet to 10,015 square feet, and to allow 2,952 square feet of Business and Professional Services on the second floor. The project is located within the Valencia Street Neighborhood Commercial Transit District (Valencia NCT), a 55-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.

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 District is well served by transit, therefore customers should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.
- The Valencia NCT is a vibrant and intense cluster of businesses and dwellings. In relation to the general availability of commercial space in the district, the proposed non-residential expansion is comparatively minor. Other neighborhood serving uses would continue to locate in the Valencia NCT; approval of the Proposed Project would not preclude this. The proposal supports the intention of the neighborhood commercial zoning districts in that it would promote the growth of existing small businesses.
- The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The expanded scope of the existing business to include outdoor activity and other entertainment will not result in undesirable consequences. Further, the Project Site is located within a Neighborhood Commercial Transit District and is thus consistent with activities in the commercial land use plan.
- The Proposed Project is consistent with the stated purpose of the Valencia Street NCT District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods and will contribute to the street's mixed-use character and activity in the evening hours. Parking is not required in the Valencia Street NCT District. Finally, the Valencia Street NCT District is intended to encourage pedestrian-oriented ground floor uses and serve a wider trade area.
- The Proposed Project will provide employment opportunities, including entry-level employment opportunities, for the area's unskilled and semi-skilled workers.
- The Proposed Project will provide a venue for a long standing musical group that will enhance the cultural diversity of the Mission District and will compliment the variety of arts activities present in the Mission District.

RECOMMENDATION: Approval with Conditions
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ATTACHMENT CHECKLIST

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Neighbor Letters |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Project Summary |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Context Photos | |

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

Planner's Initials

ESJ: G:\DOCUMENTS\Projects\CU\Valencia 777\ExecutiveSummary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- Market & Octavia Fee (Sec. 326)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Motion No. XXXXX

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 San Mateo, CA 94401
Staff Contact: Erika S. Jackson – (415) 558-6363
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.2, 303, AND 726.53, TO ENLARGE THE USE SIZE AUTHORIZATION FOR A JAZZ CLUB (DBA PRESERVATION HALL WEST) AND RESTAURANTS APPROVED UNDER MOTION 18225 FROM 8,595 SQUARE FEET TO 10,015 SQUARE FEET, AND TO ALLOW 2,952 SQUARE FEET OF BUSINESS AND PROFESSIONAL SERVICES ON THE SECOND FLOOR WITHIN THE VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT (VALENCIA NCT), A 55-X HEIGHT AND BULK DISTRICT, AND THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE SUBDISTRICT.

PREAMBLE

On May 24, 2012, Phil Lesser, on behalf Valencia Street Properties, Inc. (hereinafter "Project Sponsor"), filed Application No. 2012.0150C (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization pursuant to Planning Code Sections 121.2, 303, and 726.53, to enlarge the use size authorization for a Jazz Club (dba *Preservation Hall West*) and Restaurants approved under Motion 18225 from 8,595 square feet to 10,015 square feet, and to allow 2,952 square feet of Business and Professional Services on the second floor. The project is located within the Valencia Street Neighborhood Commercial Transit District (Valencia NCT), a 55-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.

On July 26, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0672C.

PROJECT BACKGROUND

On August 19, 2010, an application was filed with the Planning Department for Conditional Use Authorization under Planning Code Sections 121.2, 303, 316, 726.24, 726.41, and 726.48, to convert an existing vacant two-story building to two new Full-Service Restaurant & Bar Establishments on the ground floor, an Other Entertainment Establishment (Jazz Club) on the ground floor, and accessory offices on the second floor with an outdoor activity area on the adjacent vacant lot.

On November 18, 2010, the Commission approved the Conditional Use Authorization under Motion 18225, to convert the former New College space into a new entertainment and restaurant venue. The ground floor will be converted to two Full-Service Restaurants, each with a separate bar and kitchen, and a Jazz Club. The restaurants (dba *Preservation Hall West* and *Second Line Café*) will be 4,581 square feet and 539 square feet in area. The 2,575 square foot Jazz Club (dba *Preservation Hall West*) will serve as the new West Coast venue for the existing Preservation Hall Jazz Band, which is known as both the home of Traditional New Orleans Jazz and the headquarters of the Preservation Hall Jazz Band. The ground floor restaurant uses will operate as separate restaurants, but will be connected internally. Both restaurants will share the same Type 47 Liquor License. The second floor will contain approximately 900 square feet of accessory offices and storage to support the uses on the ground floor. The proposal also includes an 860 square foot outdoor seating area located on the lot adjacent to the subject building to be used by the adjacent café.

On August 23, 2010 the Proposed Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project. On July 3, 2012, this Categorical Exemption was rescinded and a new one was issued under the new case number.

The Planning Department, Linda Avery, is the custodian of records, and they are located in the File for Case No. 2012.0672C at 1650 Mission Street, Fourth Floor, San Francisco, California.

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. 2012.0672C, 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 Project site is located on the east side of Valencia Street, between 18th and 19th and Streets, within the Valencia Street Neighborhood Commercial Transit District and a 55-X Height and Bulk District. The Proposed Project is located on two adjacent lots. One lot is improved with a vacant two story tall 11,178 square foot building. This 7,360 square foot lot is the site of the former New College. The adjacent 4,640 square foot lot is currently used as a surface parking lot. The Proposed Project would occupy 108 linear feet of frontage on Valencia Street.
3. **Surrounding Properties and Neighborhood.** The Project site is located toward the center of the 13 block Valencia Street Neighborhood Commercial District. A number of neighborhood serving uses including bars, eating establishments, general grocery stores, liquor stores, automobile-related uses, professional and personal service uses and retail sales and services uses characterize this neighborhood commercial district. In general, residential uses are found in the immediate vicinity. Properties in the vicinity are located within the RTO-M (Residential, Transit-Oriented, Mission Neighborhood), NC-1 (Neighborhood Commercial, Cluster) and P (Public Use) Districts. The site is well served by transit.
4. **Project Description.** The Proposed Project is to enlarge the use size authorization for a Jazz Club (dba *Preservation Hall West*) and Restaurants approved under Motion 18225 from 8,595 square feet to 10,015 square feet, and to allow 2,952 square feet of Business and Professional Services on the second floor. The previously approved accessory space will be expanded from 900 square feet to 2,320 square feet. The new square footage will be added as follows: 360 square feet in the basement to be used as accessory space, an increase from 900 square feet to 1,960 square feet on the second floor to be used as accessory space, and 2,952 on the second floor to be used as Business and Professional Services. The existing building is being expanded on the second floor in the rear to add 1,352 square feet, which increases the total square footage from 11,615 to 12,967.

The additional square footage is needed for accessory space for the operations of the venue. The space will be used for storage space for tables and chairs, office space for employees, and a waiting area for performing musicians. There are three tenants and one backup tenant selected to occupy the second floor Business and Professional Services – 1) a real estate brokerage company, 2) a special event production, talent management, and marketing company, 3) an architectural firm, and 4) a law firm.

The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. A Section 312 Neighborhood Notification was conducted in conjunction with the Conditional Use Authorization process.

5. **Public Comment.** The Department has received no public comment.
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. **Use.** Planning Code Section 726.53 requires a Conditional Use Authorization for Business and Professional services located on the second floor of a building within the Valencia Street NCT Zoning District. The proposal is for 2,952 square of Business and Professional Services.

The Project is proposing 2,952 square feet of Business and Professional Services on the second floor.

- B. **Rear Yard.** Planning Code Section 134 establishes minimum required rear yards in all zoning districts. The rear yard is generally a function of lot depth, with the exception of corner lots. Planning Code Section 134 requires a rear yard of 25% of lot depth at the second floor and above within the Valencia NCT Zoning District.

The Proposed Project maintains a 20 foot rear yard at the second floor. The subject lot is 80 feet deep and therefore the proposed rear yard complies with Planning Code Section 134.

- C. **Parking.** Planning Code Section 151 establishes minimum required rear yards in all zoning districts. No parking is required in the Valencia NCT Zoning District.

The Planning Code does not require parking or loading in the Valencia Street NCT. The proposed use should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide because the neighborhood is well served by public transit.

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 size of the proposed use is in keeping with other storefronts on the block face. The proposed restaurants and entertainment venue are not anticipated to adversely impact traffic or parking in the District. This will compliment the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront. The Police Department is aware of the Proposed Project and has no opposition to the proposed use. The Proposed Project will provide a venue for a long standing musical group that will enhance the cultural diversity of the Mission District and will compliment the variety of arts activities present in the Mission District. The Proposed Project will also provide low-impact neighborhood-serving offices in an area where such space is in short supply.

- 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 height and bulk of the existing building will remain the same. The Project will not alter the existing appearance or character of the Project vicinity. The proposed work will not affect the building envelope, yet the inclusion of outside seating will alter the use of the property.

- 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 Planning Code does not require parking or loading in the Valencia Street NCT. The proposed use should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide because the neighborhood is well served by public transit. Furthermore, parking is not required in the Valencia Street NCT District.

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

The proposed use is subject to the standard conditions of approval for restaurants and entertainment uses as outlined in Exhibit A. The Project Sponsor shall maintain the maximum sound levels and comply with the noise reduction measures as stated in the Noise Study submitted by Charles M. Salter Associates dated November 5, 2010. The sound levels stated in the Noise Study complies with the San Francisco Noise Ordinance and meets the requirements of the Entertainment Commission. In addition, the Project Sponsor shall operate the proposed uses such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents. Conditions of Approval 10 and 14 as outlined in Exhibit A specifically obligates the Project Sponsor to mitigate odor and noise generated by the restaurant and entertainment uses.

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

The Department shall review all lighting and signs proposed for the new business in accordance with Condition 7 of Exhibit A. Landscaping and screening of the outdoor activity area will be reviewed by the Planning Department during review of the Building Permit Application.

- 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 Proposed Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The Proposed Project is consistent with the stated purposes of the Valencia Street NCT District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods and will contribute to the street's mixed-use character and activity in the evening hours. Parking is not required in the Valencia Street NCT District. Finally, the Valencia Street NCT District is intended to encourage pedestrian-oriented ground floor uses and serve a wider trade area. The Proposed Project will also provide low-impact neighborhood-serving offices in an area where such space is in short supply.

8. **Use Size.** Planning Code Section 121.2 requires a Conditional Use Authorization for a non-residential use that is larger than 3,000 square feet within the Valencia Street NCT Zoning District. This applies both to the square footage of the entire project or the square footage of one use. The Jazz Club and Restaurants are 10,015 square feet combined including the new accessory space. Planning Code Section 121.2 sets forth additional criteria which the Commission shall consider in addition to those of Section 303 when reviewing an application for a non-residential use size in excess of that which is permitted as-of-right:

- a. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Valencia NCT is a vibrant and intense cluster of businesses and dwellings. In relation to the general availability of commercial space in the district, the proposed non-residential expansion is comparatively minor. Other neighborhood serving uses would continue to locate in the Valencia NCT; approval of the Proposed Project would not preclude this. The proposal supports the intention of the neighborhood commercial zoning districts in that it would promote the growth of an existing small business. Furthermore, historically this site contained a large use, namely the New College campus.

- b. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The 2,575 square foot Jazz Club (dba Preservation Hall West) will serve as the new West Coast venue for the existing Preservation Hall Jazz Band. The original Preservation Hall Jazz Club is located in New Orleans' French Quarter and was established in 1961 by Allen and Sandra Jaffe. The Preservation Hall Jazz Club is known as both the home of Traditional New Orleans Jazz and the headquarters of the Preservation Hall Jazz Band. Preservation Hall West Jazz Club will be comparable in size and operation to the venue in New Orleans. Entertainment venues of this type have historically required larger spaces in order to serve the number of patrons. The proposed restaurants, by their food-serving nature, would serve neighborhood residents and business-people. Furthermore, in order to accommodate the needs of an efficient and code-compliant modern kitchen, and to provide for the volume of customers necessary to make such a kitchen feasible, a larger use size that which is permitted as-of-right is appropriate. The restaurants would serve as a complement to the Jazz Club, allowing patrons to eat at the same location.

- c. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

There are no proposed modifications to the existing building. The existing building was constructed in approximately 1917 and is an interesting complement to the modern buildings on the same block. The existing building is a two story building that respects the scale of development in the district that ranges from two to four stories in height.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

General/Citywide

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The expanded scope of the existing business to include outdoor activity and other entertainment will not result in undesirable consequences. Further, the Project Site is located within a Neighborhood Commercial Transit District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The subject property contains a vacant educational building. Therefore, the Proposed Project will not displace an existing commercial or industrial activity. The addition of the proposed uses will enhance the diverse economic base of the City. The Proposed Project will also provide low-impact neighborhood-serving offices in an area where such space is in short supply.

OBJECTIVE 3: PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The Proposed Project will provide employment opportunities, including entry-level employment opportunities, for the area's unskilled and semi-skilled workers.

Neighborhood Commerce

OBJECTIVE 6:

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

Policy 6.1:

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.

No commercial tenant would be displaced and the Proposed Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Eating and Drinking Establishments:

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;
 - Uses on surrounding properties;
 - Available parking facilities, both existing and proposed;
 - Existing traffic and parking congestion; and
 - Potential impacts on the surrounding community.

There is a concern 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 20% of the total occupied commercial frontage." Planning staff has performed a site survey of the Valencia Street NCT District that contains the proposed building. With the proposed restaurant use, approximately 15% of the frontage of the Valencia Street NCT District would be attributed to eating and drinking establishments. Furthermore, the Project has already received approval, and this Conditional Use Authorization would not increase the amount of frontage devoted to eating and drinking uses.

Entertainment Uses:

Entertainment uses may be appropriate in certain districts or parts of districts. The following guidelines should be used in their review:

- Except in the Broadway district, where later hours may be appropriate under carefully regulated conditions, entertainment uses should not be open after 2:00 a.m. in order to minimize disruption to residences in and around a district. For uses involving liquor service, potentially loud music, dancing or large patron volumes, earlier closing hours may be necessary.
- Entertainment uses should be adequately soundproofed or insulated for noise, as certified by an acoustical engineer, and operated so as to reasonably protect surrounding residences. Fixed source equipment noise should not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. Ventilation systems should be adequate to permit doors to stay closed during performances.
- Except for movie theaters with substantial soundproofing, entertainment uses should not involve electronic amplification after midnight, in order to minimize disruption to surrounding residences.

The proposed entertainment use will operate between the hours of 6:00 a.m. to 2:00 a.m., which are the permitted hours of operation within the Valencia Street Neighborhood Commercial Transit District. The Project Sponsor shall maintain the maximum sound levels and comply with the noise reduction measures as stated in the Noise Study submitted by Charles M. Salter Associates dated November 5, 2010. The sound levels stated in the Noise Study complies with the San Francisco Noise Ordinance and meets the

requirements of the Entertainment Commission. In addition, the Project Sponsor shall operate the proposed uses such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents. Condition of Approval 14 as outlined in Exhibit A specifically obligates the Project Sponsor to mitigate noise generated by the restaurant and entertainment uses.

Policy 6.2:

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

An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

MISSION AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.5 :

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

Policy 1.5.1:

Reduce potential land use conflicts by providing accurate background noise-level data for planning.

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 Project Sponsor shall maintain the maximum sound levels and comply with the noise reduction measures as stated in the Noise Study submitted by Charles M. Salter Associates dated November 5, 2010. The sound levels stated in the Noise Study complies with the San Francisco Noise Ordinance and meets the requirements of the Entertainment Commission. In addition, the Project Sponsor shall operate the proposed uses such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents. Conditions of Approval 10 and 14 as outlined in Exhibit A specifically obligates the Project Sponsor to mitigate odor and noise generated by the restaurant and entertainment uses.

OBJECTIVE 1.8:

MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS.

Policy 1.8.2:

Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

No commercial tenant would be displaced and the Proposed Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Proposed 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 would enhance the district by providing restaurants and jazz club in an area that is not over concentrated by restaurants. The business would be locally owned and it creates more employment opportunities for the community. The Proposed Project will provide employment opportunities, including entry-level employment opportunities, for the area's unskilled and semi-skilled workers. The Proposed Project will also provide low-impact neighborhood-serving offices in an area where such space is in short supply.

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

The existing units in the surrounding neighborhood would not be adversely affected. Any entertainment use must be approved by the Entertainment Commission, who also regulates noise which may be of concern to the neighbors.

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

No housing is removed for this Project.

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

The site is on Valencia Street and is well served by public transit. It is presumable that the employees would commute by transit thereby mitigating possible impacts on street parking.

- 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.

The Proposed Project will not displace any service or industry establishment. The Proposed Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by the Proposed Project.

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

The Proposed Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The Proposed Project will have no negative impact on existing parks and open spaces. The Proposed Project does not have an impact on open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. 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. 2012.0672C** 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. 17855. 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 July 26, 2012.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 26, 2012

Exhibit A

Conditions of Approval

Whenever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

This approval is for Conditional Use Authorization, pursuant to Planning Code Sections 121.2, 303, and 726.53, to enlarge the use size authorization for a Jazz Club (dba *Preservation Hall West*) and Restaurants approved under Motion 18225 from 8,595 square feet to 10,015 square feet, and to allow 2,952 square feet of Business and Professional Services on the second floor. The original proposal was for a Conditional Use Authorization under Planning Code Sections 121.2, 303, 316, 726.24, 726.41, and 726.48, to convert an existing vacant two-story building to two new Restaurant & Bar Establishments on the ground floor, an Other Entertainment Establishment (Jazz Club) on the ground floor, and accessory offices on the second floor with an outdoor activity area on the adjacent vacant lot. All previous Conditions of Approval under Motion No. 18225 would remain and are attached as Exhibit C.

AUTHORIZATION

This authorization is for a conditional use to enlarge the use size authorization for a Jazz Club (dba *Preservation Hall West*) and Restaurants approved under Motion 18225 from 8,595 square feet to 10,015 square feet, and to allow 2,952 square feet of Business and Professional Services on the second floor located at 777 Valencia Street, Blocks 3589, and Lots 088 and 108 pursuant to Planning Code Sections 121.2, 303, and 726.53 within the Valencia Street Neighborhood Commercial Transit District (Valencia NCT), a 55-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict; in general conformance with plans, dated **May 24, 2012**, and stamped "EXHIBIT B" included in the docket for Case No. **2012.0672C** and subject to conditions of approval reviewed and approved by the Commission on **July 26, 2012** 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 26, 2012** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

Exhibit C

Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 121.2, 303, 316, 726.24, 726.41, and 726.48, to convert an existing vacant two-story building to two new Full-Service Restaurant & Bar Establishments on the ground floor, an Other Entertainment Establishment (Jazz Club) on the ground floor, and accessory offices on the second floor with an outdoor activity area on the adjacent vacant lot. The Proposed Project is located within the Valencia Street Neighborhood Commercial Transit District (Valencia NCT), a 55-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict, in general conformance with plans filed with the Application dated October 24, 2010 and stamped "EXHIBIT B" included in the docket for **Case No. 2010.0710C**, reviewed and approved by the Commission on November 18, 2010.
2. Prior to the issuance of the Building Permit 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 premises (Assessor's 3589, Lots 088 and 108), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion.
3. The Project Sponsor shall secure an Entertainment Permit from the Entertainment Commission prior to any entertainment use.
4. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.
5. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
6. The property owner shall maintain the main entrance to the building, outdoor activity area, and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
7. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
8. The Project Sponsor shall maintain an attractive storefront providing visibility of the restaurant interior through the storefront windows.
9. The Project Sponsor shall appoint a Community Liaison Officer to address issues and matters of concern to neighbors, nearby residents, and commercial lessees related to the operation of

- this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Project Sponsor will keep the above parties apprised should a different staff liaison be designated. This liaison or a designated representative shall be available at the establishment at all times during business hours.
10. The Project Sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive kitchen odors from escaping the premises.
 11. Refuse containers shall be provided both inside and outside the establishment for use by patrons of the restaurant. The operator of the use shall be responsible for maintaining the sidewalk within a one-block radius of the site free of paper or litter generated by the restaurant.
 12. An enclosed garbage and recycling area shall be provided within the establishment. All garbage and recycling containers shall be kept within the building until pick-up by the disposal company.
 13. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.
 14. The Project Sponsor shall maintain the maximum sound levels and comply with the noise reduction measures as stated in the Noise Study submitted by Charles M. Salter Associates dated November 5, 2010. The sound levels stated in the Noise Study complies with the San Francisco Noise Ordinance and meets the requirements of the Entertainment Commission. In addition, the Project Sponsor shall operate the proposed uses such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.
 15. The Project shall comply with the following "Good Neighbor" policies to insure that management and/or patrons of the establishment maintain the quiet, safety, and cleanliness of the premises and the vicinity of the use, and do not block driveways of neighboring residents or businesses.
 - a. Notices shall be well-lit and prominently displayed at all entrances to and exits from the establishment urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to please not litter or block driveways in the neighborhood; and
 - b. Employees of the establishment shall walk a 100-foot radius from the premises some time between 30 minutes after closing time and 8:00 a.m. the following morning, and shall pick up and dispose of any discarded beverage containers and other trash left by area nighttime entertainment patrons; and

- c. The operator of the restaurant and entertainment use shall maintain the main entrance, outdoor activity area, parking lot, loading dock area, and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at minimum, daily sweeping and litter pickup, and disposal and washing or steam/pressure cleaning of all frontage entrances and abutting sidewalks at least once every two weeks; and
 - d. The establishment shall provide outside lighting in a manner that would illuminate outside street and sidewalk areas and adjacent parking, as appropriate; and
 - e. The establishment shall provide adequate ventilation within the structure such that doors and/or windows are not left open for such purposes resulting in noise emission from the premises.
16. The Project shall comply with all City Codes.
17. The Project Sponsor shall pass a noise test of the proposed entertainment conducted by the Entertainment Commission prior to Building Permit issuance.
18. The Planning Department will not approve any Building Permit application, or any referral permit from the Entertainment Commission until the Entertainment Commission verifies that adequate sound proofing is in place to meet the conditions imposed by the Planning Department, the Police Department and the Entertainment Commission regarding appropriate noise levels.
19. Should the monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successor(s) shall pay fees as established in Planning Code Section 351(e)(1).
20. The Project Sponsor or its successors shall comply fully with all conditions specified in this authorization. Failure to comply with any condition shall constitute grounds for revocation under the provisions of Planning Code sections 303(f). The Zoning Administrator shall schedule a public hearing before the Planning Commission to receive testimony and other evidence to demonstrate a finding of a violation of a condition of the authorization of the use of the facility and, finding that violation, the Commission shall revoke the Conditional Use authorization. Such revocation by the Planning Commission is appealable to the Board of Supervisors.
21. The Planning Department will conduct a public information hearing at the Planning Commission on the compliance of these Conditions of Approval six (6) months from the first day of business operations. After this public information hearing and with the advice and input of the Planning Commission, the Zoning Administrator may extend or reduce the permitted hours of the outdoor activity area. In preparation for the hearing, the Project Sponsor shall conduct a noise study six (6) months from the first day of business operations. This study will compare the actual versus expected level of noise from the noise study

- conducted by Charles M. Salter Associates, Inc. dated November 5, 2010, or subsequent study, requested above. This study shall be made available to the public.
22. The hours of operation for the outdoor activity area shall be 11:00 a.m. to 10:00 p.m. Sunday through Thursday and 11:00 a.m. to 12:00 a.m. Friday and Saturday, with no patrons remaining after closing time. Staff may remain in the facility as necessary for cleaning and other duties related to the operations of the outdoor activity area one hour past the closing hour stated above. No employees may be in the outdoor activity area after the clean up time.
 23. The outdoor activity area is not allowed to have amplified music or a bar.
 24. The Project Sponsor shall enhance proposed noise abatement by constructing sound walls around outdoor activity area that are a minimum of eight (8) feet in height and reinforced with stucco.
 25. Deliveries shall be limited to 8:00 a.m. to 10:00 p.m. daily.

ESJ: G:\DOCUMENTS\Projects\CU\Valencia 777\072612\Motion.doc



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 777 Valencia ST
BLOCK/LOT(S): 3589/108

CASE NO: 2012.0672E

PERMIT NO. Demolition (requires HRER if over 50 years old)

PLANS DATED: 05/24/12
 New Construction

STEP 1 EXEMPTION CLASS

- Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

MP

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- Category A: Known Historical Resource** **GO TO STEP 5**
- Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- 1. **Change of Use and New Construction** (tenant improvements not included).
- 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- Project is **not listed:**
GO TO STEP 5
- Project **does not conform** to the scopes of work:
GO TO STEP 5
- Project involves **4 or more** work descriptions:
GO TO STEP 5
- Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply)
- 2. **Interior alterations to publicly-accessible spaces.**

- 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
- 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
- 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*
Specify:
- * 9. **Reclassification of property status** to Category C
 - a. Per Environmental Evaluation Evaluation, dated: _____
* Attach Historic Resource Evaluation Report
 - b. Other, please specify: _____

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

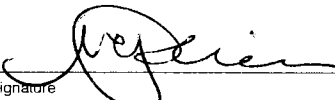
STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

- Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:
(check all that apply)
 - Step 2 (CEQA Impacts) or
 - Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

- No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature 

Date 07/03/12

Approved Planning Dept. **Monica Cristina Pereira,**
Print Name **Environmental Planner**

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Ms. Pereira.

Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9107, monica.pereira@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list) Acoustical Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

July 2, 2012

(For Staff Use Only) Case No.

2012-0672 E

Address:

777 Valencia St.

Block/Lot:

3589/108

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Valencia SF Properties, Inc.</u>	Telephone No.	<u>510-290-8700</u>
Address	<u>2414 Central Ave.</u>	Fax No.	<u>510-748-9693</u>
	<u>Alameda, CA 94501</u>	Email	<u>jack.acote@gmail.com</u>
Project Contact	<u>Lisa Harvey, Architect</u>	Telephone No.	<u>415-652-2877</u>
Company	<u>Harvey Architecture</u>	Fax No.	<u>n/a</u>
Address	<u>94 Rollingwood Drive</u>	Email	<u>laharvey@mindspring.com</u>
	<u>San Rafael, CA 94901</u>		

Site Information

Site Address(es):	<u>777 Valencia Street</u>		
Nearest Cross Street(s)	<u>Between 18th and 19th Streets</u>		
Block(s)/Lot(s)	<u>3589/108</u>	Zoning District(s)	<u>Valencia NCT</u>
Site Square Footage	<u>7360</u>	Height/Bulk District	<u>55x</u>
Present or previous site use Community Plan Area (if any)	<u>Restaurant w/Live Music, and Educational Offices</u>		

Project Description - please check all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Change of use	<input type="checkbox"/> Zoning change	<input checked="" type="checkbox"/> New construction
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Demolition	<input type="checkbox"/> Lot split/subdivision or lot line adjustment	
<input type="checkbox"/> Other (describe)		Estimated Cost	<u>\$85,000</u>

Describe proposed use Restaurant w/Live Music, and Professional Service Offices

Narrative project description. Please summarize and describe the purpose of the project.

This project involves two modifications to the existing project. The first is a change to the previously approved Conditional Use Permit, involving the relocation and enlargement of previously approved second floor accessory space (accessory to ground floor use of restaurant with live music) . A portion of the approved accessory space will be relocated to a more convenient area that is more easily accessed. Converting existing attic space to usable floor space will create this new area, and will also provide additional needed square footage. This modification does not expand the existing building envelope and will not be visible from outside the building. The new accessory space will fall within the allowed square footage for accessory space to the ground floor use.

The second modification is a change in use and minimal expansion of existing New College second floor offices (not addressed in previous approved CU Permit and currently classified as Educational) to be Professional Service Offices, per Planning Code Section 726, as defined in Section 790.108.

The change of use will allow the project sponsor to utilize existing vacant and unproductive second floor offices that have never been used as residential space. The addition of a minimal amount of square footage via a small horizontal infill addition will correct prior substandard construction and improve the floor plan. The addition will not increase the height of the building and does not encroach on the rear setback, and will only be visible from the rear of the building.

Continued

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Valencia SF Properties, Inc.</u>	Telephone No.	<u>510-290-8700</u>
Address	<u>2414 Central Ave.</u>	Fax No.	<u>510-748-9693</u>
	<u>Alameda, CA 94501</u>	Email	<u>jack.acote@gmail.com</u>
Project Contact	<u>Lisa Harvey, Architect</u>	Telephone No.	<u>415-652-2877</u>
Company	<u>Harvey Architecture</u>	Fax No.	<u>n/a</u>
Address	<u>94 Rollingwood Drive</u>	Email	<u>laharvey@mindspring.com</u>
	<u>San Rafael, CA 94901</u>		

Site Information

Site Address(es):	<u>777 Valencia Street</u>		
Nearest Cross Street(s)	<u>Between 18th and 19th Streets</u>		
Block(s)/Lot(s)	<u>3589/108</u>	Zoning District(s)	<u>Valencia NCT</u>
Site Square Footage	<u>7360</u>	Height/Bulk District	<u>55x</u>
Present or previous site use Community Plan Area (if any)	<u>Restaurant w/Live Music, and Educational Offices</u>		

Project Description - please check all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Change of use	<input type="checkbox"/> Zoning change	<input checked="" type="checkbox"/> New construction
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Demolition	<input type="checkbox"/> Lot split/subdivision or lot line adjustment	
<input type="checkbox"/> Other (describe)		Estimated Cost	<u>\$85,000</u>

Describe proposed use Restaurant w/Live Music, and Professional Service Offices

continued

Narrative project description. Please summarize and describe the purpose of the project.

NOISE REDUCTION MEASURES

To reduce project-related noise to the levels listed in Table 4, which meet the Noise Ordinance Limits, noise reduction measures need to be incorporated into the project. We recommend the following measures:

1. At the south wall of the Auditorium, remove the existing interior gypsum board. Insulate the stud cavities with minimum R-11 glass fiber batts. Provide an insulated furred wall at the entire south wall of the Auditorium. This should consist of one layer of 5/8-inch thick gypsum board and two layers of 1/2-inch thick cement board attached to new framing. Provide a minimum one-inch clearance between the existing studs and the new furred framing. If intermediate span supports are needed at the framing, provide resilient sway braces.
2. Fill or replace vents in north wall of Auditorium with solid sheathing having a minimum surface weight of 4 psf (e.g., two layers of 1/2-inch plywood). Seal the construction airtight. Any replacement ventilation open to the exterior must include sound attenuation elements equal to the noise reduction provided by the exterior wall assembly. (See accompanying Noise Reduction MEASURES

Project Description continued

NOISE REDUCTION MEASURES continued

3. At the exterior walls of Auditorium (i.e., north wall at low roof, east wall, west wall at mezzanine), provide insulated furred walls consisting of two layers of gypsum board and new framing spaced minimum one-inch from existing interior gypsum board. As an alternative, the existing gypsum board could be removed and two new layers installed with resilient sound isolation clips.⁷
4. At each exterior window of the Auditorium mezzanine (i.e., along Valencia), provide a secondary jockey sash incorporating minimum 3/8-inch thick laminated glass.
5. The elevated stage should be isolated from the floor and walls with neoprene pads or mounts having a minimum static deflection of 0.20-inch.
6. Interior doors between the auditorium and the restaurant and bar area should be solid-core wood or insulated steel with full perimeter gaskets, including a bottom seal.
7. At the outdoor dining area, the east and north fences should incorporate a solid layer of overlapping wood planks or exterior-grade plywood with a minimum surface weight of 3 psf with no cracks, gaps, or leaks (including at the ground). This fence should be a minimum of six feet high.

At all interior sound-rated construction, gypsum board should be held back 1/4-inch at all intersecting surfaces and penetrations and the gap caulked airtight with acoustical sealant. If

needed, provide a fire-rated acoustical sealant.

⁷ If this alternative is selected, the existing stud cavities should be insulated with R-11 glass fiber batts.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1: Existing Facilities

Minor alterations of existing facility/structure involving negligible or no expansion of use.


Approved Planning Dept. Monica Cristina Pereira,
Environmental Planner

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
<p>1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district?</p> <p>If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district?</p> <p>If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3a. Would the project result in excavation or soil disturbance/modification greater than 8 feet below grade?</p> <p>If yes, how many feet below grade would be excavated? _____</p> <p>What type of foundation would be used (if known)? _____</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more?</p> <p>If yes to either Question 3a or 3b, please submit a Geotechnical Report.*</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition?</p> <p>If yes, please submit a <i>Tree Disclosure Statement</i>.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Would the project result in ground disturbance of 5,000 gross square feet or more?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6. Would the project result in any construction over 40 feet in height?</p> <p>If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7. Would the project result in a construction of a structure 80 feet or higher?</p> <p>If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</p> <p>If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?</p> <p>If yes, please describe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>10. Is the project related to a larger project, series of projects, or program?</p> <p>If yes, please describe. Modifications to previously approved project.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?</p> <p>If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

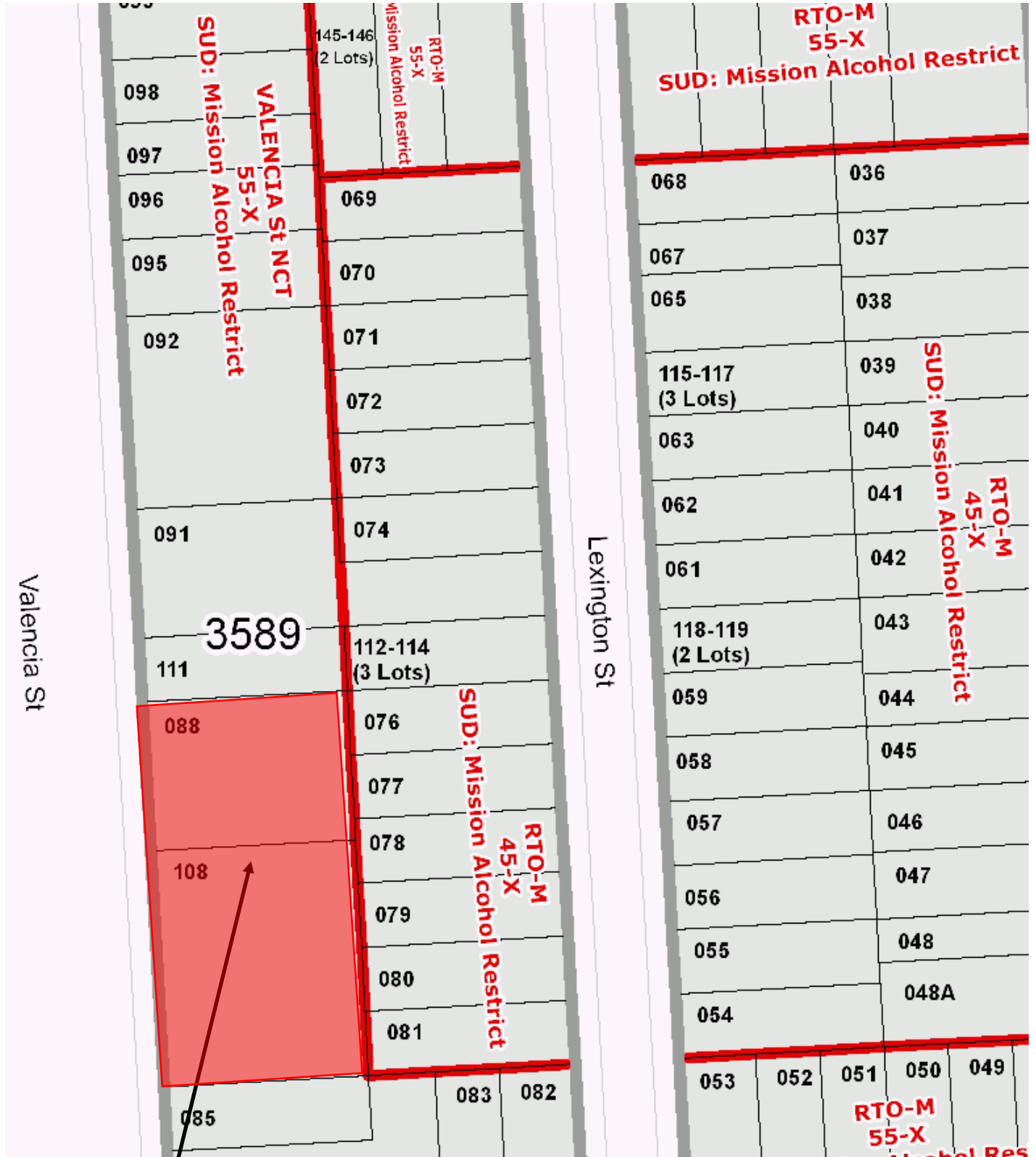
Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	0	0
Retail	7695	7695	0	7695
Office	0	0	2952*	2952*
Industrial	0	0	0	0
Parking	0	0	Existing Bsmt. 360 SF	Existing Bsmt. 360 SF
Other (specify use)	Existing Accessory 905 SF	Existing Accessory 905	Additional Accessory 1055 SF	Total Accessory 1960 SF
Total GSF	8600	8600	4367	12,967
Dwelling units	0	0	0	0
Hotel rooms	0	0	0	0
Parking spaces	0	0	0	0
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	+/- 38'	+/- 38'	0	+/- 38'
Number of stories	2+ BSMT	2+ BSMT	0	2+ BSMT

Please describe any additional project features that are not included in this table:

*Includes 2269 SF existing office space and 683 SF new adjoining office space

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

Parcel Map



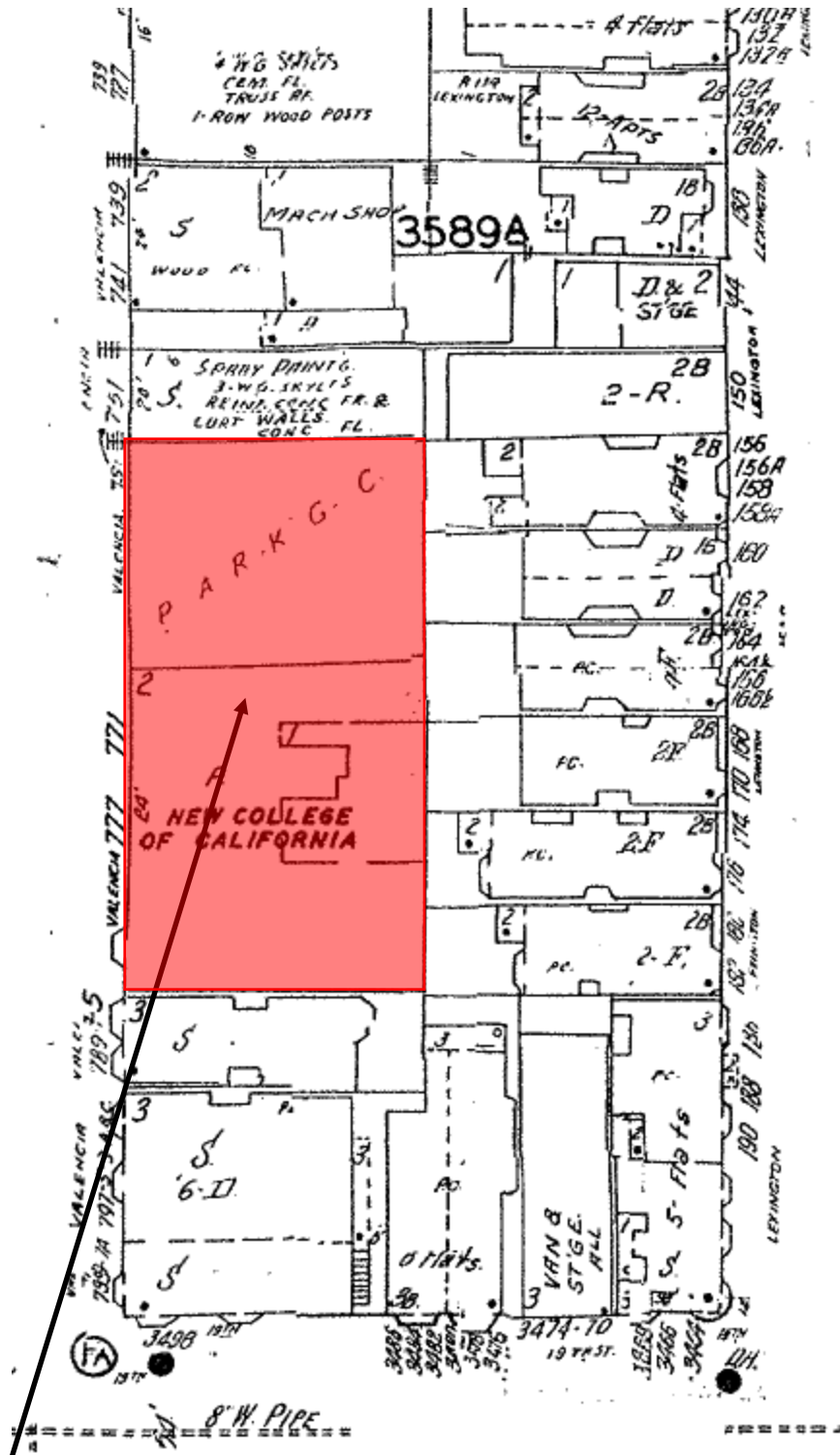
SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2012.0672C
 777 Valencia Street
 3589 / 088 and 108

Sanborn Map*

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

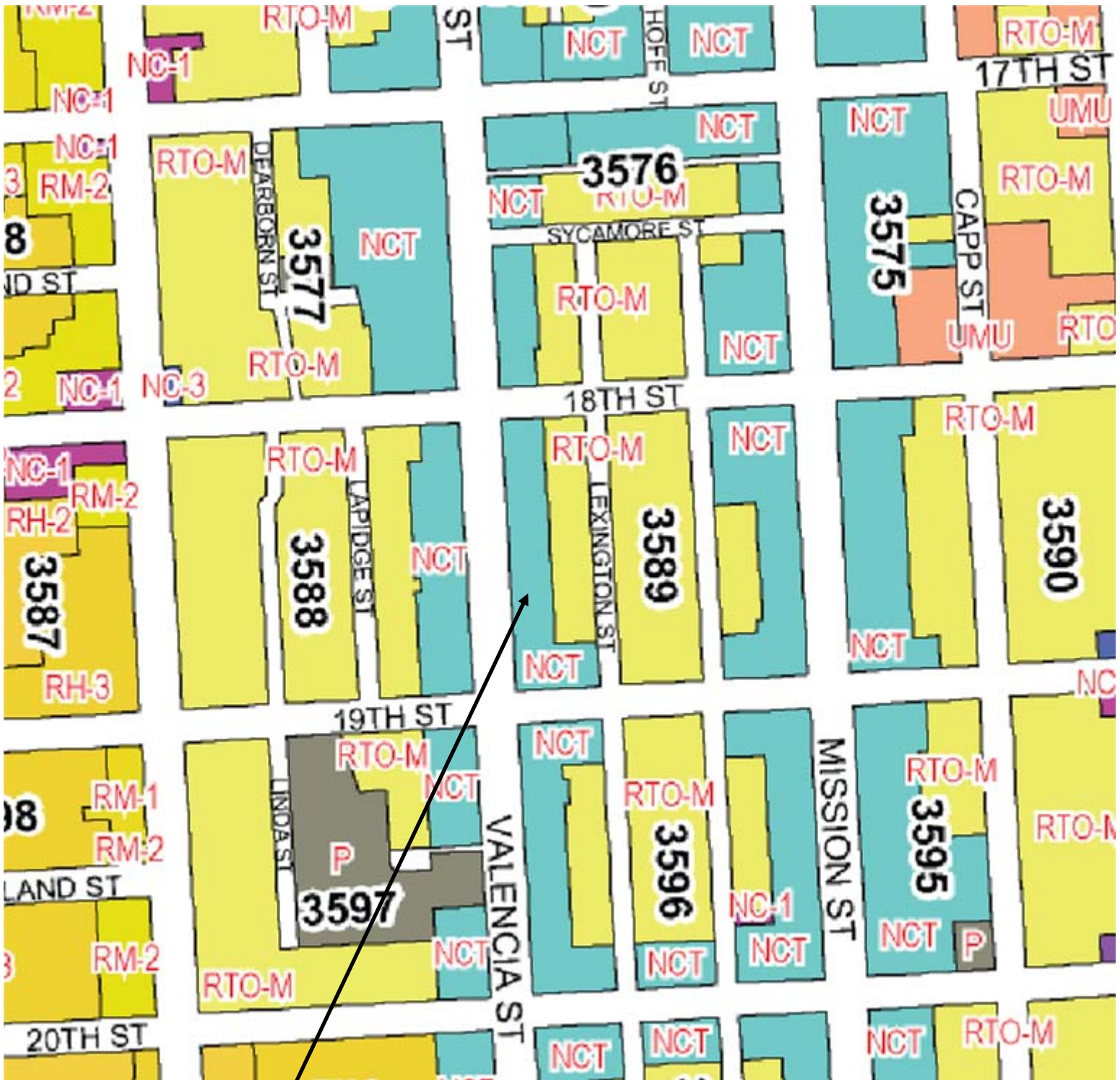


SUBJECT PROPERTY



Conditional Use Hearing
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Zoning Map

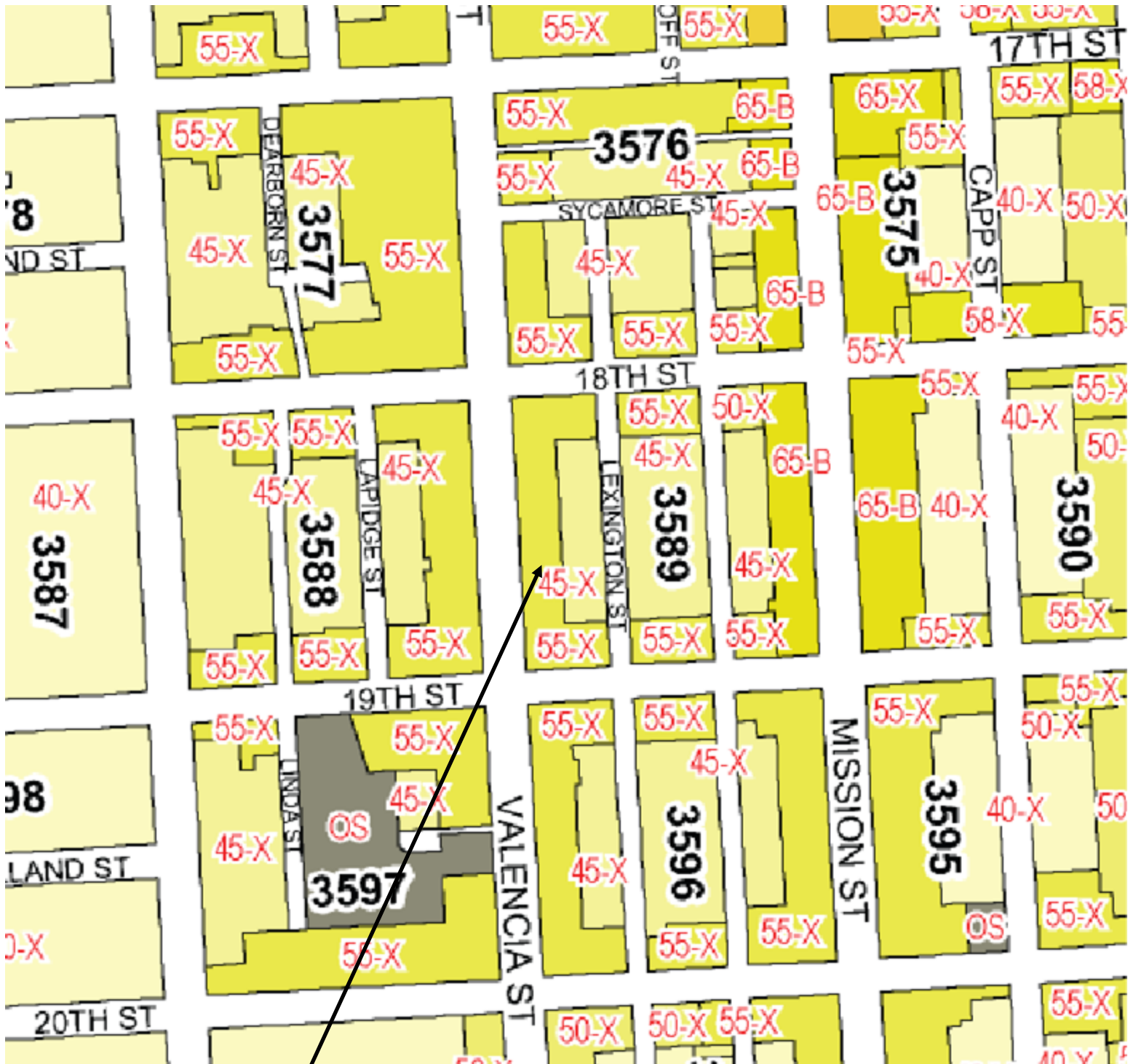


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0672C
777 Valencia Street
3589 / 088 and 108

Height & Bulk Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0672C
777 Valencia Street
3589 / 088 and 108

Aerial Photograph



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0672C
777 Valencia Street
3589 / 088 and 108

Site Photograph



Conditional Use Hearing
Case Number 2012.0672C
777 Valencia Street
3589 / 088 and 108

777 VALENCIA | **Project
Summary**

BACKGROUND: The ground floor use of 777 Valencia Street was converted to “Full Service Restaurant and Bar, and Other Entertainment Establishment” with the unanimous granting of a Conditional Use Permit in November 2010 (Planning Commission Motion #18225). That CUP also included the conversion of 905 square feet of the second floor to the allowed use of “Accessory Space Necessary for Operations.”

The project has a scheduled opening date of October 2012 as The Chapel Restaurant and Preservation Hall West, the highly anticipated west coast home of the Preservation Hall Jazz Band. During the course of construction important revisions to the previously approved use have been identified, requiring the submittal of this additional Conditional Use Permit Application.

THIS APPLICATION: requests 1) expansion of the previously approved second floor accessory space, 2) the change of use of basement space inadvertently omitted from the original CUP, and 3) reclassification of existing second floor offices from Educational use to the more appropriate use of Professional Offices, along with a new small addition to the offices space.

SECOND FLOOR ACCESSORY SPACE: The request is to add 1055 square feet of second floor accessory space to create a more convenient location for the musicians’ “Green Room” space (where they prepare for performances), and to provide much-needed restaurant storage and office space.

The requested addition to the second floor accessory space does not expand the existing building envelope and will not be visible from outside the building. The total accessory space will still fall within the allowed square footage for accessory space to the ground floor use.

BASEMENT SPACE: The request is to add 360 square feet of basement space that was inadvertently omitted from the 2010 CUP to the current allowed use of Full Service Restaurant with Bar.

SECOND FLOOR OFFICE SPACE: The 2010 CUP did not address the 2952 square feet of existing vacant office space which makes up the balance of the second floor. The building was the former administrative building for New College of California; therefore the existing use is Educational Offices - a use that is neither appropriate for nor compatible with the new (2010) approved ground floor use.

The request is to convert the existing 2952 square feet of Educational Office space to the use of Professional Offices, a permitted use in the neighborhood. At the same time we are requesting to add 683 square feet of newly created space as Professional Offices space. The new space will be created via a small horizontal infill addition that will remove and replace prior substandard construction and improve the floor plan.

The infill addition will not increase the height of the building and does not encroach on the rear setback. It will only be visible from the rear of the building

Jack Knowles, owner of the restaurant and music venue business, is also the building owner. He is a successful restaurateur with two well regarded restaurants in Oakland, A Cote, a SF Chronicle Top 100 restaurant for nine years and recently awarded a 3-star review from the Chronicle, and Rumbo al Sur, opened last year in Oakland's Glenview district. Jack will be actively involved in the operations of The Chapel restaurant and Preservation Hall West.

Jack has a strong track record in mixed-use property development involving the rehabilitation of older buildings in urban commercial neighborhoods. Jack does not sell his buildings, preferring to own and lease them, and he works hard to be a part of the neighborhood. His two Oakland restaurants are also located in buildings that he owns.

Jack's work in Alameda, CA, where he renovated a city block of mixed-use buildings on Park Street, resulted in a Mayor's Proclamation as well as a Historic Preservation Award. He is committed to making a positive contribution to the Valencia Street neighborhood, which he plans to be a part of for many years to come.

Matt Colgen, Executive Chef, will oversee the kitchen at The Chapel. He has presided over the kitchen at A Cote since it opened ten years ago, and is also the Executive Chef at Rumbo al Sur. Matt was named a Rising Star Chef by the SF Chronicle and was invited to participate as a guest chef at a James Beard Foundation dinner in New York City.

Preservation Hall is a venerable music venue located in the heart of New Orleans' French Quarter, founded in 1961 by Allan and Sandra Jaffe. **The Preservation Hall Jazz Band** travels worldwide and their music is dedicated to preserving the art form of New Orleans Jazz. In 2006, the Preservation Hall Jazz Band traveled to the White House to receive a National Medal of Arts award, presented by President George Bush. Whether performing at Carnegie Hall or Lincoln Center, for British Royalty or the King of Thailand, their music embodies a joyful, timeless spirit.

777 Valencia will be the first venue that Preservation Hall has opened since 1961. Although they have been approached by cities throughout the world to open an offshoot of New Orleans Preservation Hall, they chose San Francisco, and particularly the Mission District. They believe that the unique building at 777 Valencia Street will be the ideal location.

Ben Jaffe, son of founders Allan and Sandra and the Creative Director of the Preservation Hall Jazz Band, will be responsible for the music and management of "Preservation Hall West". He is committed to creating a world-class venue with quality performers, and will dedicate himself to the success of this venture. Ben has the solid backing of his family and Preservation Hall in

New Orleans, which has been successfully operated as an internationally acclaimed venue for nearly 50 years.

Lisa Harvey, Project Architect, has worked on most of Jack Knowles' development projects over the past 10 years. Lisa has practiced architecture in the Bay Area since 1987 and has experience in both commercial and residential projects. She founded Harvey Architecture in 1997. Projects have included a variety of retail, restaurants, schools, art galleries, offices and bakeries. Lisa graduated from California Polytechnic State University in 1987 where she specialized in historic preservation and adaptive reuse.

Charles M. Salter, Associates has been retained as acoustical consultant. The firm was established in 1975 and has an outstanding reputation in the field. The consultant assigned to this project, Jason Duty, specializes in architectural acoustics, noise and vibration control, and environmental noise mitigation. His projects include professional performing arts venues and theaters such as the Disney Concert Hall, Berkeley Repertory Theatre, Hammer/Billy Wilder Theater, and various higher education performance spaces.

Patricia Dedekian, Project Manager, has a strong track record in historic preservation and adaptive reuse. As president of Friends of the Oakland Fox Theater, she was instrumental in the successful restoration and reuse of the Fox Oakland Theater in Oakland as a live music venue. Patricia served on the Board of Directors of the Oakland Heritage Alliance for 6 years and is currently on the Board of Directors of Bread & Roses, a non-profit organization dedicated to providing free, live, quality musical shows to people who live in institutions or are otherwise isolated from society.

THE INSIDE SCOOP *By Paolo Lucchesi*

Jazz in the Mission

San Francisco Chronicle July 15, 2010

One of the country's top-notch jazz venues is ready to splash into the Mission.

If all goes to plan and the permits fall into place, New Orleans' iconic **Preservation Hall** will open a San Francisco offshoot, possibly as soon as next summer.

It's all part of the New College project (777 Valencia St.) from A Côté owner **Jack Knowles**. As it turns out, he's pretty good friends with Preservation Hall creative director **Ben Jaffe**, whose parents founded the New Orleans music institution in the 1960s.

The duo is plotting a West Coast branch of the world-class jazz venue, a place where musicians can come for extended residences.

Jaffe, a New Orleans native who has spent countless summers jamming in **Stern Grove**, sees the hall as a perfect fit for the vibrant Mission District.

"My whole life we've received offers to do projects outside of New Orleans, but they always felt too commercial and

would compromise what we've built over the last 100 years," he says. "But when Jack showed me the space, it immediately struck me that's what it should be."

To complement the venue, Knowles plans a 135-seat restaurant serving — what else? — New Orleans cuisine. But it won't be fancy fare — instead, it will be more casual, with a prominent bar area, fried foods, small plates and beers aplenty.

The working name for the restaurant is **the Chapel**. It's a nod to what Knowles sees as the spiritual act of a community coming together to eat, drink and listen to music. Also, the building is a former mortuary and the music hall will occupy the original chapel.

Seems as good a place as any for the saints to go marching in.

* * *



Preservation Hall New Orleans opened its doors in 1961 as a performance space for the aging African American jazz musicians of New Orleans. The mission: to protect, preserve and perpetuate America's great indigenous musical treasure: New Orleans Jazz. Today, Preservation Hall continues to operate in the same way it has for over 5 decades and has become a national treasure.

PRESERVATION HALL WEST

in San Francisco represents an expansion of this philosophy; with a mission to preserve acoustic New Orleans Jazz along with bluegrass, folk, blues and other American roots and folk music traditions. Preservation Hall West will be the home away from home for the internationally acclaimed Preservation Hall Jazz Band, while also providing performance opportunities for artists in other traditions.



PRESERVATION HALL WEST will be part performing arts center and part music venue. By combining the two concepts a unique opportunity is created for artists, listeners and the community. Artists will be encouraged to perform at Preservation Hall West for extended stays as Artists in Residence. Creative programming will provide these artists with the opportunity to perform in many collaborative situations with other musicians. Artists in Residence will also participate in appropriate local music programs to heighten awareness of the style of music, encourage new musicians and create an environment that embraces and cherishes acoustic roots music.



Preservation Hall Jazz Band plays at the Chapel

The Jaffe family, owners and founders of Preservation Hall in New Orleans, look forward to the opening of Preservation Hall West in San Francisco. The Preservation Hall Jazz Band has a long history of performing in the Bay Area, including Stern Grove, the San Francisco Jazz Festival, Yoshi's, and Mondovi Vineyards to name a few. They look forward to sharing their unique blend of musical and cultural preservation with San Francisco for many years to come.

The Chapel

Restaurant

The Chapel will be an American restaurant specializing in New Orleans and southern cuisine, in a beautifully-designed environment that respects the historic fabric of the building. The restaurant will offer a quieter area for fine dining in a sophisticated atmosphere, while the area surrounding the music room will have a bistro-like ambience with communal tables. The Chapel will open in the early evening and stay open to accommodate the new trend toward late-night dining.

The Chapel will attract a demographic accustomed to fine food, many of whom will come for the dining experience alone. Additionally, the restaurant is designed to accommodate customers who dine either before or after musical performances at Preservation Hall West and who have sophisticated taste with regards to both music and food.

The Chapel is owned by Jack Knowles, proprietor of the highly acclaimed Oakland restaurant A Cote. A Cote was a Bay Area Top 100 restaurant for eight years. Executive Chef Matt Colgen was named a Rising Star Chef by the SF Chronicle and has received consistently high marks from restaurant reviewers around the country. The Chapel is conceived as "A Cote goes to New Orleans" and will provide the same high-quality dining experience that customers have come to expect.

Sample Menu

Appetizers:

- Crawfish Fritters with Serrano Chile Remoulade
- Corn Bread with Andouille Sausage Gravy
- Fried Okra and Fried Green Tomatoes with Cucumber Relish
- Crab Cakes with Smoked Tomato Aioli
- Baby Spinach Salad with Apples, Point Reyes Blue Cheese and Candied Pecans
- Little Gem Lettuce with Green Goddess Dressing



Entrees:

- Pan Seared Flounder with Curried Black Eyed Peas
- Smoked Turkey Gumbo with Andouille Sausage
- Smoked Brisket with Horseradish-Whole Grain Mustard Sauce and Baked Beans
- Shrimp and Grits with Tasso
- Fried Rabbit with Corn bread and Andouille Gravy
- Onion Smothered Pork Chop with Dirty Rice and Collared Greens
- Spicy Braised Chicken and Dumplings



Desserts:

- Bourbon Pecan Pie
- Pralines with Candied Ginger Ice Cream
- Mile High Sweet Potato Pie
- Chocolate Pot de Crème with Caramelized Bananas





777 VALENCIA STREET
SUBJECT PROPERTY

1 VALENCIA STREET EAST SIDE
A6 Scale: Actual Size

Harvey Architecture
94 Rollingwood Drive
San Rafael, California 94901
415 652-2877

777 Valencia Street
San Francisco, CA



2 VALENCIA STREET WEST SIDE
A6 Scale: Actual Size

CONDITIONAL USE
PERMIT
7/10/12

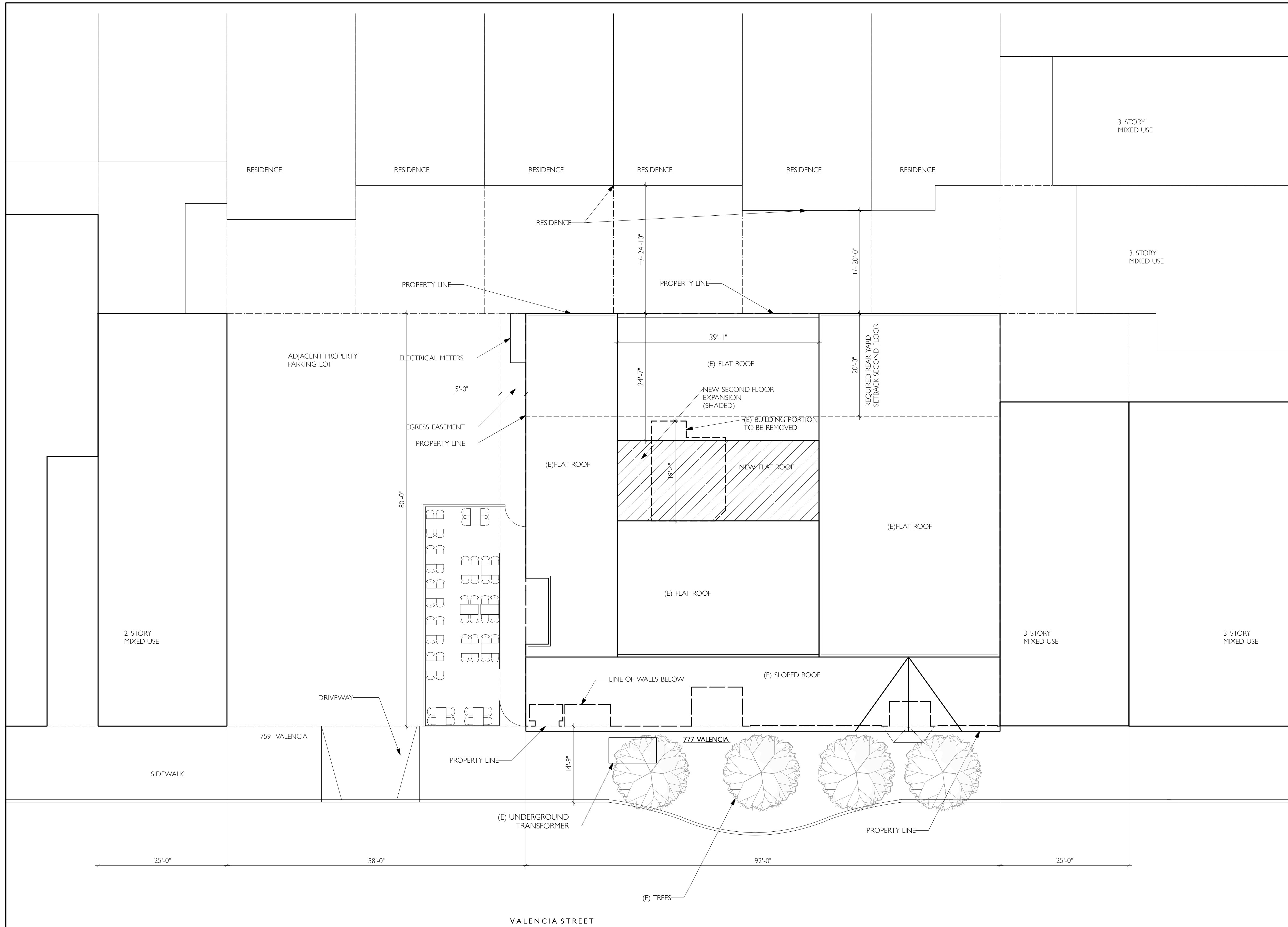
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PHOTOS

scale: AS NOTED

revisions:

date:

drawing #:
A.6



PROJECT DESCRIPTION
 CHANGE OF USE FROM SECOND FLOOR EDUCATIONAL OFFICES TO PROFESSIONAL OFFICES, ENLARGE SECOND FLOOR ACCESSORY USE TO GROUND FLOOR, AND RELOCATE PREVIOUSLY APPROVED ACCESSORY USE LOCATION, CONVERT EXISTING ATTIC SPACE TO USABLE FLOOR AREA, DEMOLISH SMALL REAR ADDITION, EXPAND PORTION OF SECOND FLOOR OFFICE IN THE REAR

TABLE OF CONTENTS

ARCHITECTURAL

A1.1 SITE PLAN/ROOF PLAN
 A1.2 EXISTING SITE PLAN/ROOF PLAN
 A2.1 DEMOLITION PLANS
 A3.1 FIRST FLOOR PLAN
 A3.2 SECOND FLOOR PLAN
 A4.1 EXTERIOR ELEVATIONS

PROJECT DIRECTORY

OWNER VALENCIA SF PROPERTIES, LLC
 2414 CENTRAL AVE
 ALAMEDA, CA 94501
 510.290-8700

ARCHITECT HARVEY ARCHITECTURE
 94 ROLLINGWOOD DRIVE
 SAN RAFAEL, CA. 94901
 415.785-7306

ENGINEER SEDCO - CALIN SMITH
 304 12th ST. 3rd FLOOR SUITE A
 OAKLAND, CA 94067
 (510) 444-0494

BUILDING SUMMARY

ADDRESS 777 VALENCIA STREET
 SAN FRANCISCO, CA
 3589 108

BLOCK/LOT VALENCIA NCT

ZONE

BUILDING SF SUMMARY

	EXISTING	PROPOSED	ADDITION
FIRST FLOOR AREA	7695 SF	7695 SF	
SECOND FLOOR AREA	3560 SF	4912 SF	1352 SF****
BASEMENT AREA	360	360 SF	
TOTAL	11615 SF	13113 SF	1352 SF

TENANT OCCUPANCY

	EXISTING *	PROPOSED	
RESTAURANT WITH LIVE MUSIC	7695 SF	7695 SF	
SECOND FLOOR ACCESSORY USE TO GROUND FLOOR	900 SF	1960 SF	
BASEMENT STORAGE		360	
TOTAL FOR RESTAURANT USE	8595 SF	10161 SF	1420 SF

SECOND FLOOR EDUCATION OFFICE***

SECOND FLOOR OFFICE:			
SUITE 1		1612 SF	
SUITE 2		1055 SF	
SUITE 3		285 SF	
TOTAL PROFESSIONAL OFFICE:		2952 SF	683 SF

BUILDING DATA

	A-2, B	A-2, B
OCCUPANCY	A-2, B	A-2, B
STORIES	2 PLUS BASEMENT	2 PLUS BASEMENT
SPRINKLERED	YES	YES
CONSTRUCTION TYPE	5-B	5-B
BUILDING HEIGHT	+/- 38'	+/- 38'

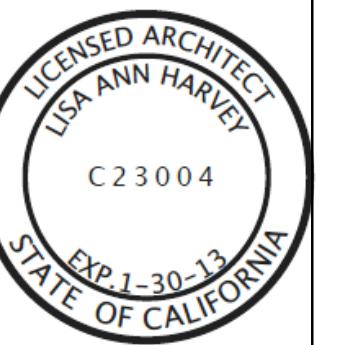
*EXISTING BUILDING AREA APPROVED UNDER CONDITIONAL USE PERMIT 2010
 **INCLUDED FIRST FLOOR MEZZANINE
 ***EXISTING BUILDING AREA NOT INCLUDED IN PERMIT FOR TI
 ****SUMMARY OF ADDITION OF SQUARE FOOTAGE:
 DEMOLISHED SUBSTANDARD SECOND FLOOR ADDITION -253
 REBUILD AND EXPAND SECOND FLOOR ADDITION +615 SF (TOTAL ADD OF 362 SF THIS AREA)
 NEW FLOOR AREA WITHIN ENVELOPE OF EXISTING BUILDING (CONVERTED ATTIC SPACE) 990 SF

BUILDING CODE

PROJECT SHALL COMPLY WITH THE FOLLOWING CODES TO INCLUDE CITY OF SAN FRANCISCO AMENDMENTS AND ORDINANCES:

2010 CALIFORNIA BUILDING CODE
 2010 CALIFORNIA MECHANICAL CODE
 2010 CALIFORNIA PLUMBING CODE
 2010 CALIFORNIA ELECTRICAL CODE
 2010 CALIFORNIA FIRE CODE
 2010 CALIFORNIA ENERGY CODE

Harvey Architecture
 94 Rollingwood Drive
 San Rafael, California 94901
 415 785-7306



777 Valencia Street
 San Francisco, CA
 LOT/BLOCK 3589 108

1 PROPOSED SITE /ROOF PLAN
 A1.1 Scale: 1" = 10 ft

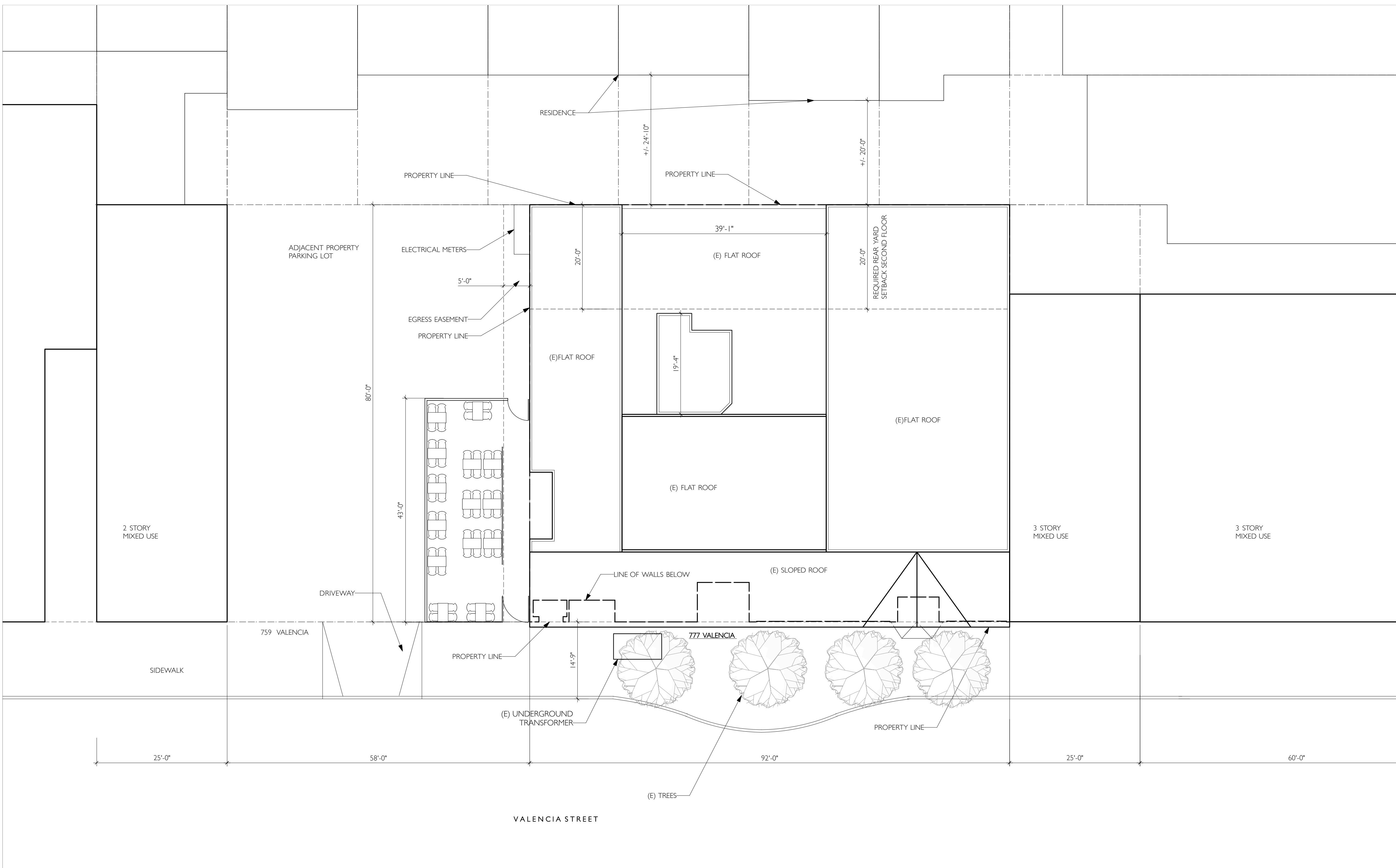
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revisions:

date: 5/24/12

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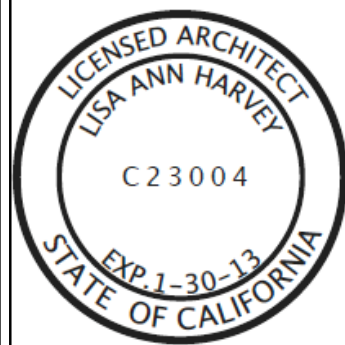



EXISTING SITE / ROOF PLAN
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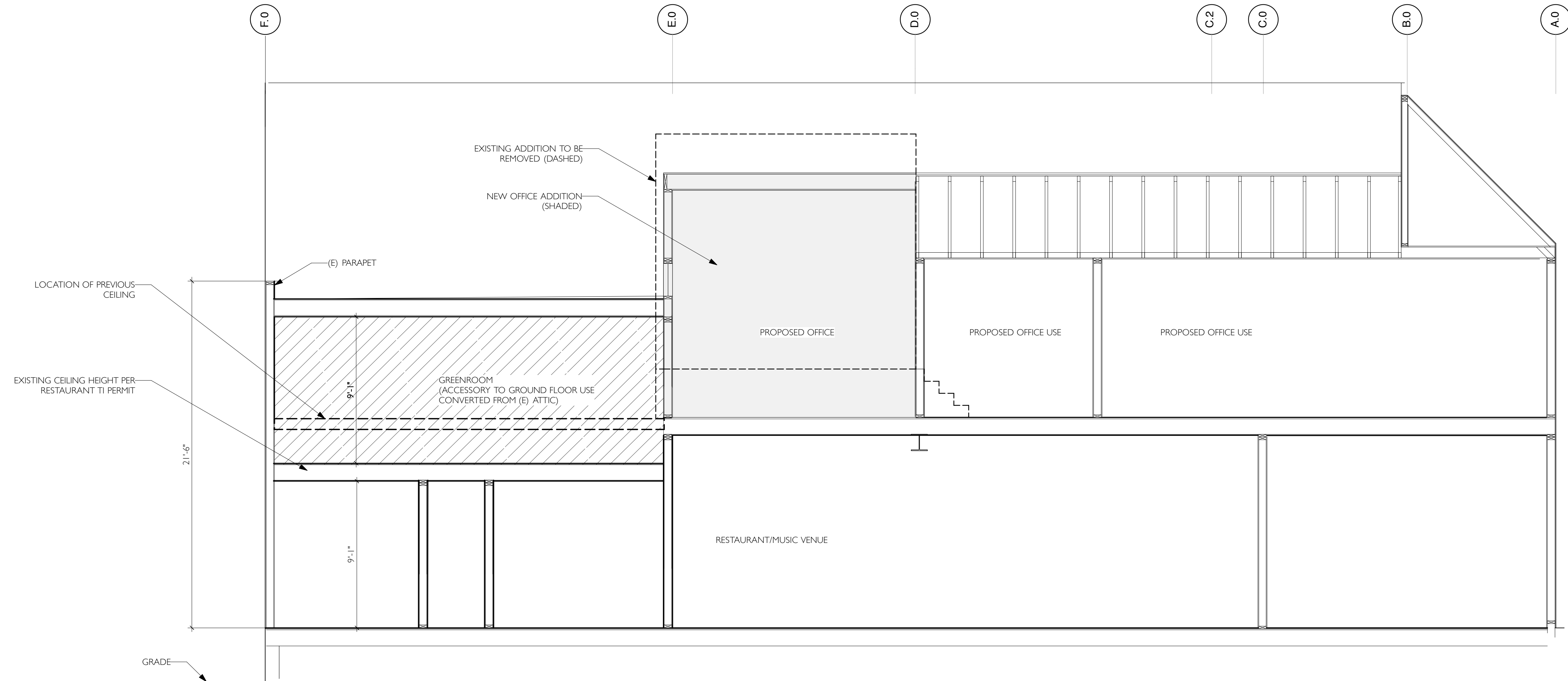
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 drawing #: **A1.2**

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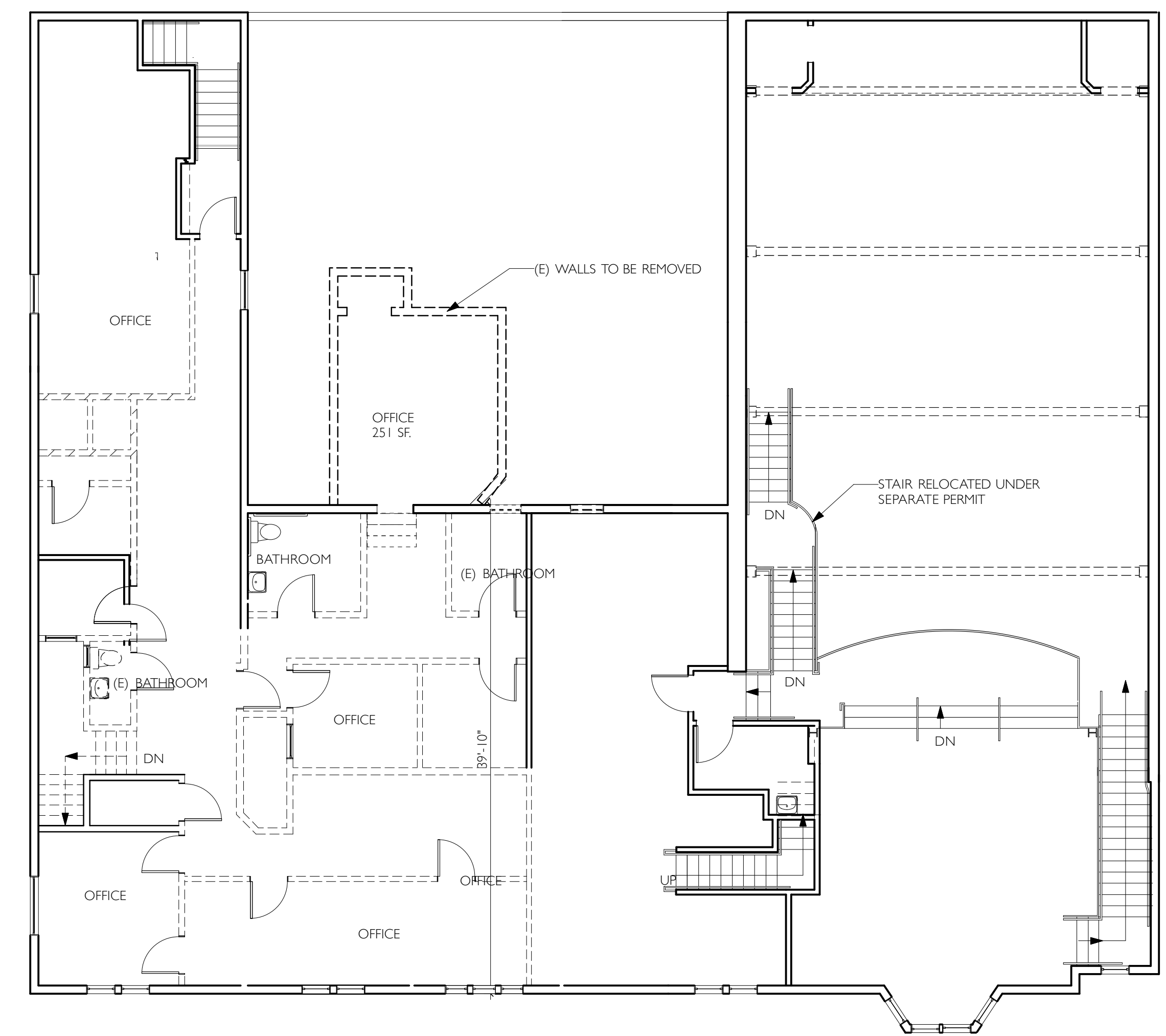
777 Valencia Street
 San Francisco, CA
 LOT/BLOCK 3589 108



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

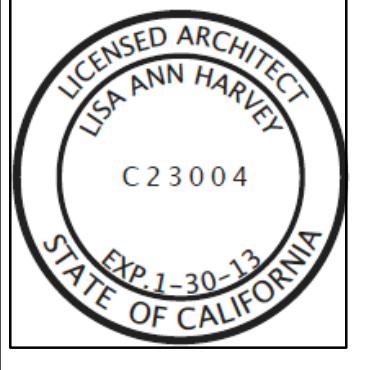
WALL LEGEND

	NEW WOOD FRAMED WALL CONSTRUCTION
	EXISTING WOOD FRAMED WALL CONSTRUCTION TO REMAIN
	WALLS TO BE REMOVED
	WINDOW



2 SECOND FLOOR EXISTING / DEMO PLAN
 Scale: 1/8" = 1'-0"

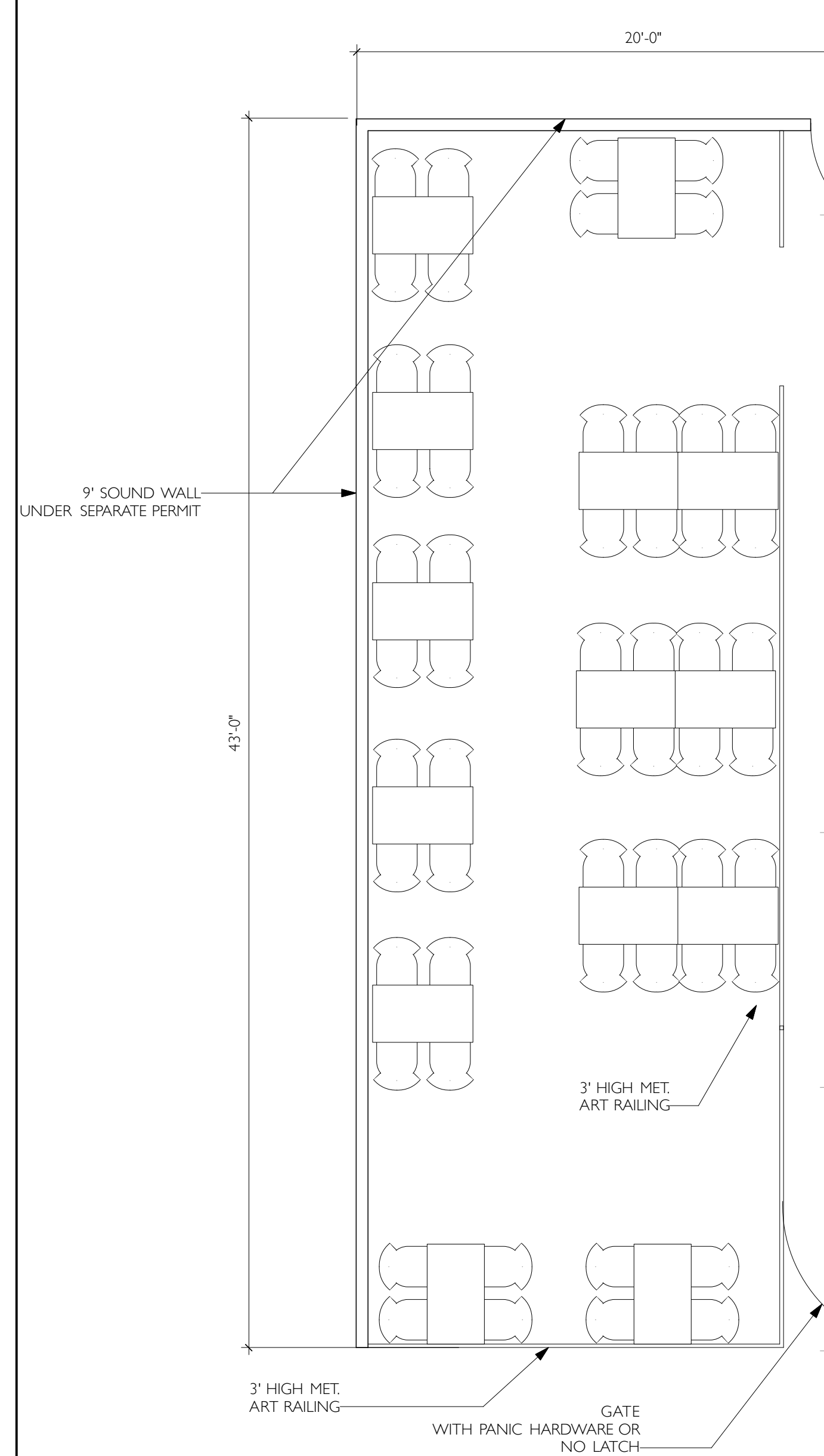
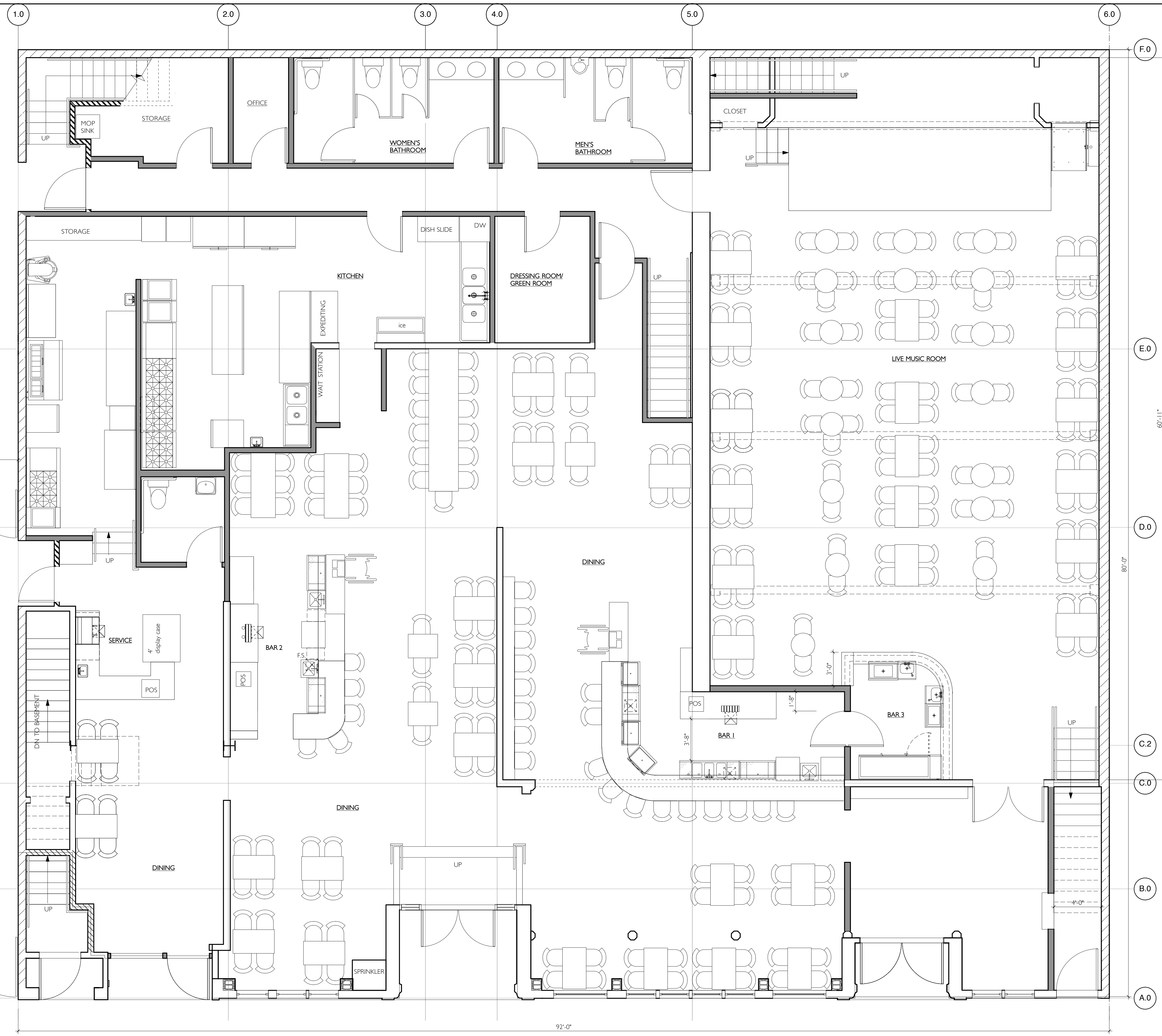
Harvey Architecture
 94 Rollingwood Drive
 San Rafael, California 94901
 415 785-7306



777 Valencia Street
 San Francisco, CA
 LOT/BLOCK 3589 108

drawing title:
 DEMOLITION PLANS
 scale: AS NOTED
 revisions:
 date: 5/24/12

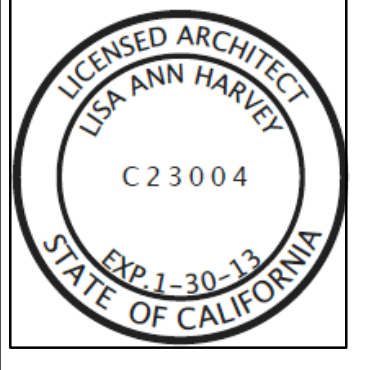
drawing #:
A2.1



1
A3.1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

NO WORK THIS FLOOR

Harvey Architecture
94 Rollingwood Drive
San Rafael, California 94901
415 785-7306



777 Valencia Street
San Francisco, CA
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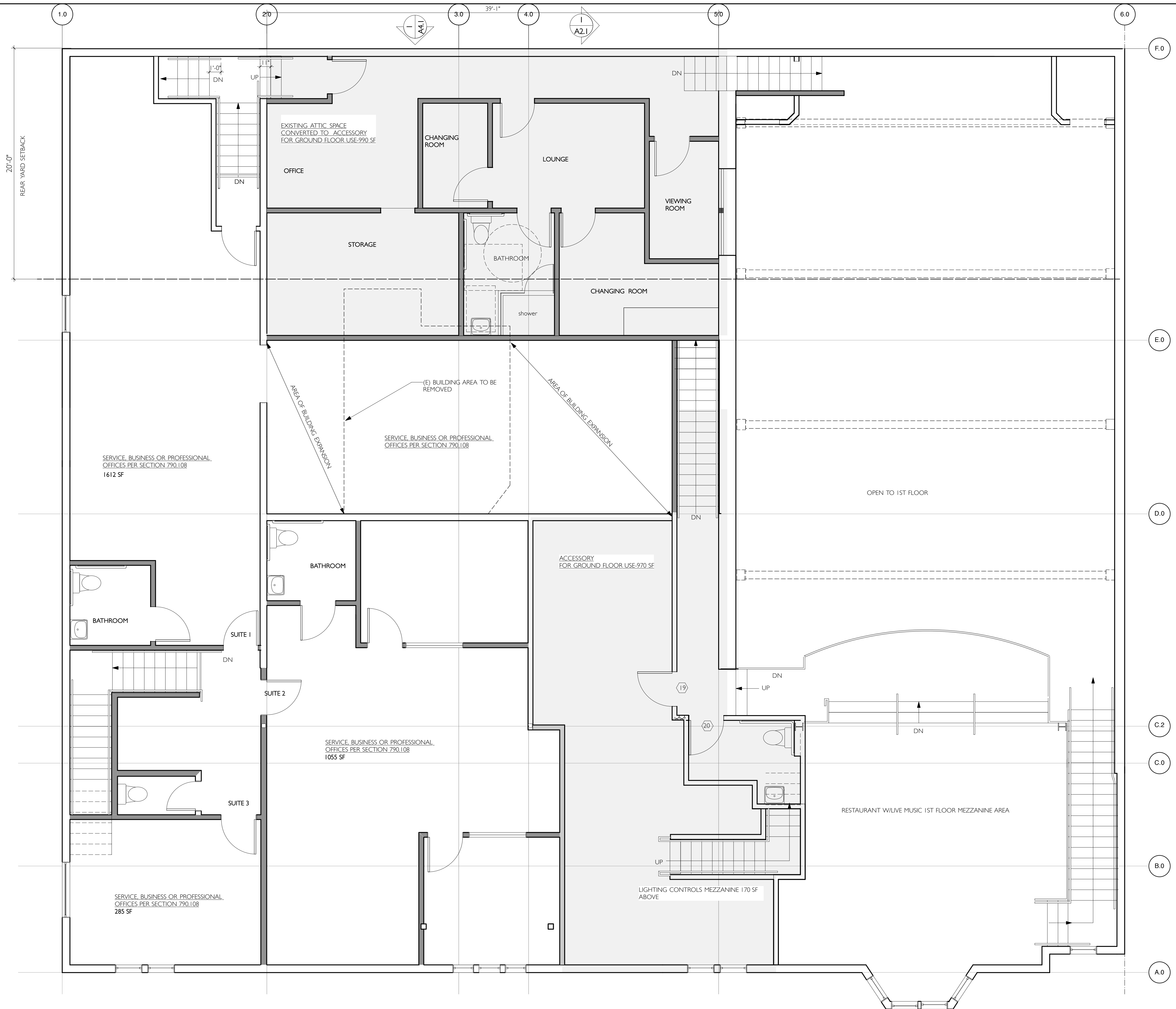
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scale: AS NOTED

revisions:

date: 5/24/12

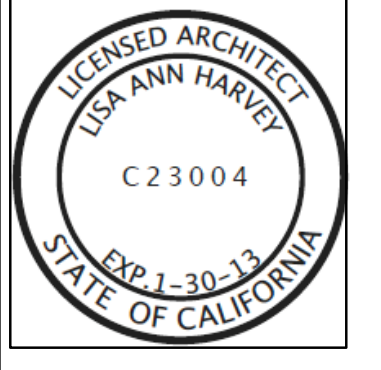
drawing #: **A3.1**



- WALL LEGEND**
- NEW WOOD FRAMED WALL CONSTRUCTION
 - EXISTING WOOD FRAMED WALL CONSTRUCTION TO REMAIN
 - WALLS TO BE REMOVED
 - WINDOW

PROPOSED SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"
 A3.2

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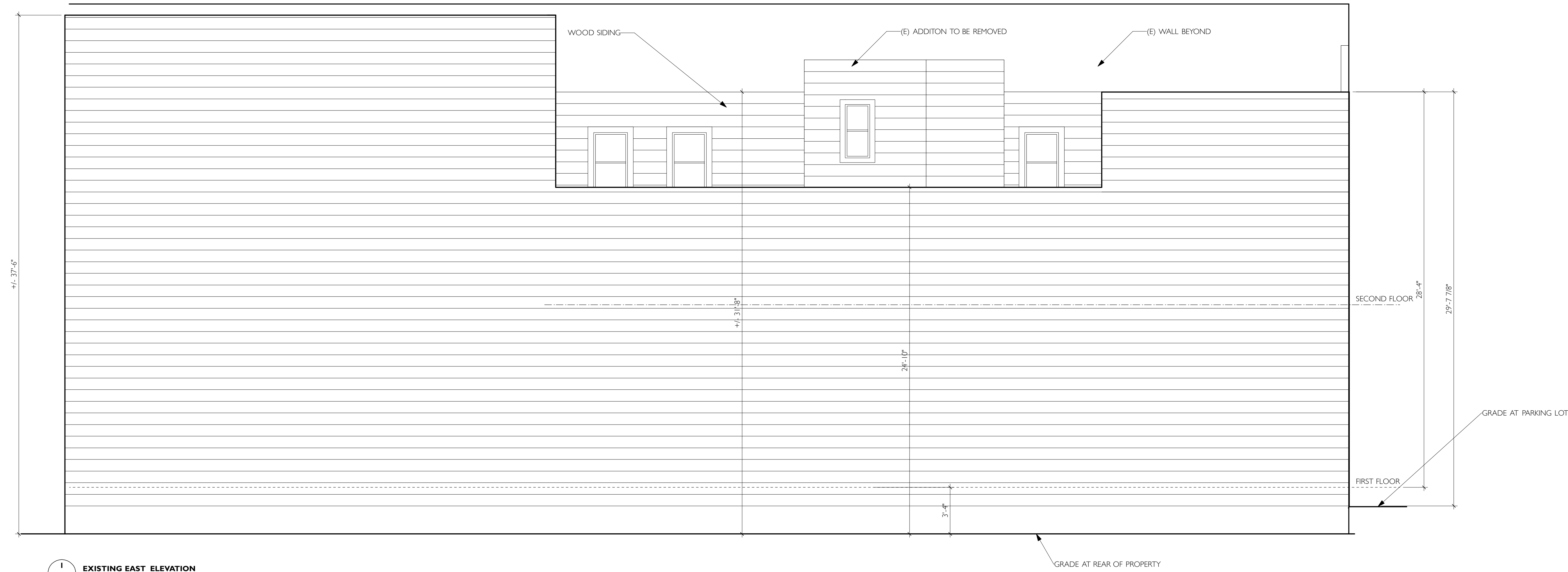
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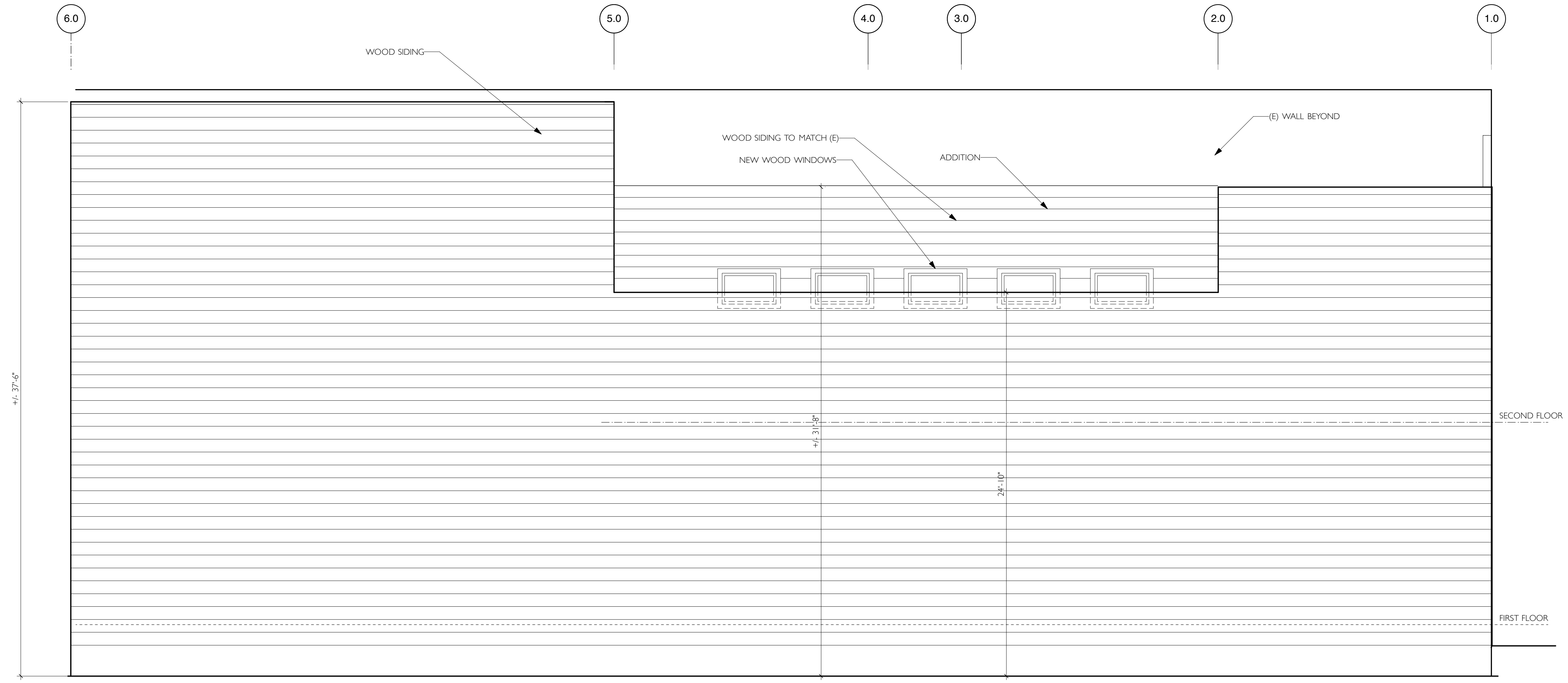
revisions:

date: 5/24/12

drawing #:
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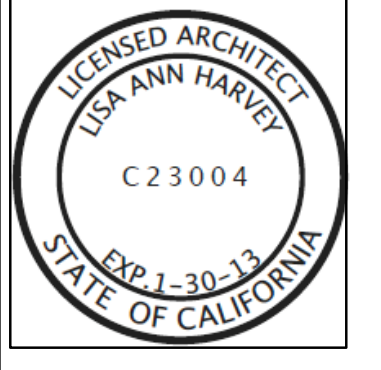


1
A4.1 EXISTING EAST ELEVATION
 Scale: 1/4" = 1'-0"



2
A4.1 PROPOSED EAST ELEVATION
 Scale: 1/4" = 1'-0"

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drawing title:
 EXTERIOR ELEVATIONS
 scale: AS NOTED
 revisions:
 date: 5/24/12

drawing #:
A4.1