



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 18, 2010

Date: November 9, 2010
Case No.: **2010.0710C**
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: Lisa Harvey
Harvey Architecture
28 ½ Precita Avenue
San Francisco, CA 94110
Staff Contact: Erika S. Jackson – (415) 558-6363
erika.jackson@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Proposed Project is 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. 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. The Preservation Hall Jazz Band derives its name from the Jazz Club and is directed by Ben Jaffe, the son of the Preservation Hall Jazz Club founders. The Preservation Hall Jazz Band started performing in 1963 and has since traveled worldwide.

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.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 29, 2010	October 29, 2010	20 days
Posted Notice	20 days	October 29, 2010	October 29, 2010	20 days
Mailed Notice	20 days	October 29, 2010	October 22, 2010	27 days

PUBLIC COMMENT

The Department has received fifteen letters/emails in support of the Project. The Department has received three emails and one phone call with questions and concerns regarding the Project. The Project Sponsor contacted each party to set up a meeting to resolve issues and answer questions.

ISSUES AND OTHER CONSIDERATIONS

- 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.

- 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.
- 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.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant 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 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 an existing small business.

- 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 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 provide employment opportunities, including entry-level employment opportunities, for the area's unskilled and semi-skilled workers.
- The Police Department is aware of the Proposed Project and has no opposition to the proposed use. The Project Sponsor has reviewed the business and security plans in conjunction with the site plans with Captain Greg Corrales at the San Francisco Police Department Mission Station, which is located one block away from the Project site.
- 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 checked="" type="checkbox"/> Neighbor Letters |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" 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

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO 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.

PREAMBLE

On August 19, 2010, Lisa Harvey (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "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. 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.

On November 18, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.0710C.

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.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2010.0710C, 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 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. 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. The Preservation Hall Jazz Band derives its name from the Jazz Club and is directed by Ben Jaffe, the son of the Preservation Hall Jazz Club founders. The Preservation Hall Jazz Band started performing in 1963 and has since traveled worldwide.

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.

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 fifteen letters/emails in support of the Project. The Department has received three emails and one phone call with questions and concerns regarding the Project. The Project Sponsor contacted each party to set up a meeting to resolve issues and answer questions.
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. **Outdoor Activity Area.** Planning Code Section 726.24 states that a Conditional Use Authorization is required for an Outdoor Activity Area, as defined by Planning Code Section 790.70.

The proposal is for a 860 square foot outdoor seating area on the adjacent lot currently containing a surface parking lot. The Outdoor Activity Area included with this proposal is outdoor seating on the lot adjacent to the subject building to be used by the adjacent café. The Project Sponsor proposes setting up tables to accommodate approximately 50 additional patrons (the restaurant currently has approximately 25 seats inside). The outdoor area would be used for dining both day and night.
 - B. **Bar Use.** Planning Code Section 726.41 requires a Conditional Use Authorization for a Bar use within the Valencia Street NCT Zoning District. A Full-Service Restaurant that is operating with a Type 47 Liquor License is also classified as a Bar use under Planning Code Section 790.92.

The proposal is for two new Full-Service Restaurant & Bar Establishments (dba Preservation Hall West and Second Line Café) that are 4,581 square feet and 539 square feet in area.

- C. **Other Entertainment Use.** Planning Code Section 726.48 states that a Conditional Use Authorization is required for Other Entertainment, as defined by Planning Code Section 790.38.

The proposal is for a 2,575 square foot Jazz Club (dba Preservation Hall West) that will provide a new venue for the existing Preservation Hall Jazz Band. The original Preservation Hall Jazz Club is in New Orleans and was established in 1961. The live music would be restricted to the inside area and the sound equipment must be inspected and permitted by the Entertainment Commission prior to operation.

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

The subject commercial space has approximately 92 feet of frontage on Valencia Street with approximately 70 feet devoted to either the restaurant entrance or window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

- E. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.
7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Proposed 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 full-service restaurants and entertainment venue is 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.

- 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 Proposed

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 full-service restaurants entertainment uses and 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.

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. One of the proposed restaurants is 4,581 square feet and the entire Project is approximately 8,000 square feet. Although the proposed restaurants and entertainment use will operate as separate uses, they will be connected internally. 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 restaurant, by its food-serving nature, is one that 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.

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.

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 a full-service restaurant 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.

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. 2010.0710C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application dated October 24, 2010 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 18, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 18, 2010

Exhibit A

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 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 of concern to neighbors 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 Applicant will keep the above parties apprised should a different staff liaison be designated.

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 area shall be provided within the establishment. All garbage 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 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 the main entrance 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. The Project Sponsor shall appoint a Community Liaison to address issues and matters of concern to nearby residents or commercial lessees. This liaison or a designated representative shall be available at the establishment at all times during business hours. The Project Sponsor shall report the name and telephone number of this liaison to the Zoning Administrator for reference.
20. 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).
21. 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.

Motion XXXXXX
Hearing Date: November 18, 2010

CASE NO 2010.0710C
777 Valencia Street

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



**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. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@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 <i>Historic Resource Evaluation Report</i> , 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)	<input type="checkbox"/>	<input checked="" 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): 
(For Staff Use Only) Case No. 2010.0710E

Date: 8/17/10
Address: 777 Valencia
Block/Lot: 3589/102

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Valencia SF Properties</u>	Telephone No.	<u>510-290-8700</u>
Address	<u>2414 Central Avenue</u>	Fax No.	<u>415-641-0482</u>
	<u>Alameda, CA 94501</u>	Email	<u>jack.acote@gmail.com</u>
Project Contact	<u>Lisa Harvey</u>	Telephone No.	<u>415-648-4812</u>
Company	<u>Harvey Architectural</u>	Fax No.	<u>415-641-0482</u>
Address	<u>28 1/2 Precita Ave.</u>	Email	<u>LAHARVEY@mindspring.com</u>
	<u>San Francisco, CA 94110</u>		

Site Information

Site Address(es):	<u>777 Valencia St., San Francisco, CA 94110</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	<u>College with auditorium and offices</u>		
Community Plan Area (if any)	<u>Eastern Neighborhood</u>		

Project Description - please check all that apply

- Addition
 Change of use
 Zoning change
 New construction
 Alteration
 Demolition
 Lot split/subdivision or lot line adjustment
 Other (describe) _____ Estimated Cost _____

Describe proposed use Full service restaurant with live music and ancillary cafe, with Type 47 Liquor License

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

Project involves remodeling a portion of a vacant building at 777 Valencia St. to create a full service restaurant offering live entertainment, with ancillary cafe. The project will operate under a single Type 47 Liquor License.

The project will conform to all San Francisco Planning Codes and this application does not seek any variances. The building was part of the former New College campus and contains an auditorium that was utilized as a theater offering live entertainment, and office space. The existing auditorium and lobby along with a portion of the office space will be converted into the restaurant and live entertainment area. Additional second floor office space will also be incorporated, creating 555 SF of restaurant storage space.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? 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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height? 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher? 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? 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.	<input checked="" type="checkbox"/>	<input 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				
Retail	0	1580* (Ground floor retail to be created)		
Office	3955	2702		
Industrial				
Parking				
Other (specify use) Adult college	7220	6893** (Restaurant to be created)		
Total GSF	11175	11175		
Dwelling units				
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings	1	1		
Height of building(s)	+/- 38'	+/-38'		
Number of stories	2 + BSMT	2 + BSMT		

Please describe any additional project features that are not included in this table: *1580 SF unknown occupancy to be leased
 **6893 SF restaurant/live music; 470 SF cafe; 555 SF 2nd floor storage

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.

**SAN FRANCISCO DEPARTMENT OF CITY PLANNING
 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW**

CLASS 1 - Existing Facility
 involving no expansion or exterior alteration of existing building - change of use.

Brett Bollinger 9/23/10
 Approved Planning Dept. Brett Bollinger

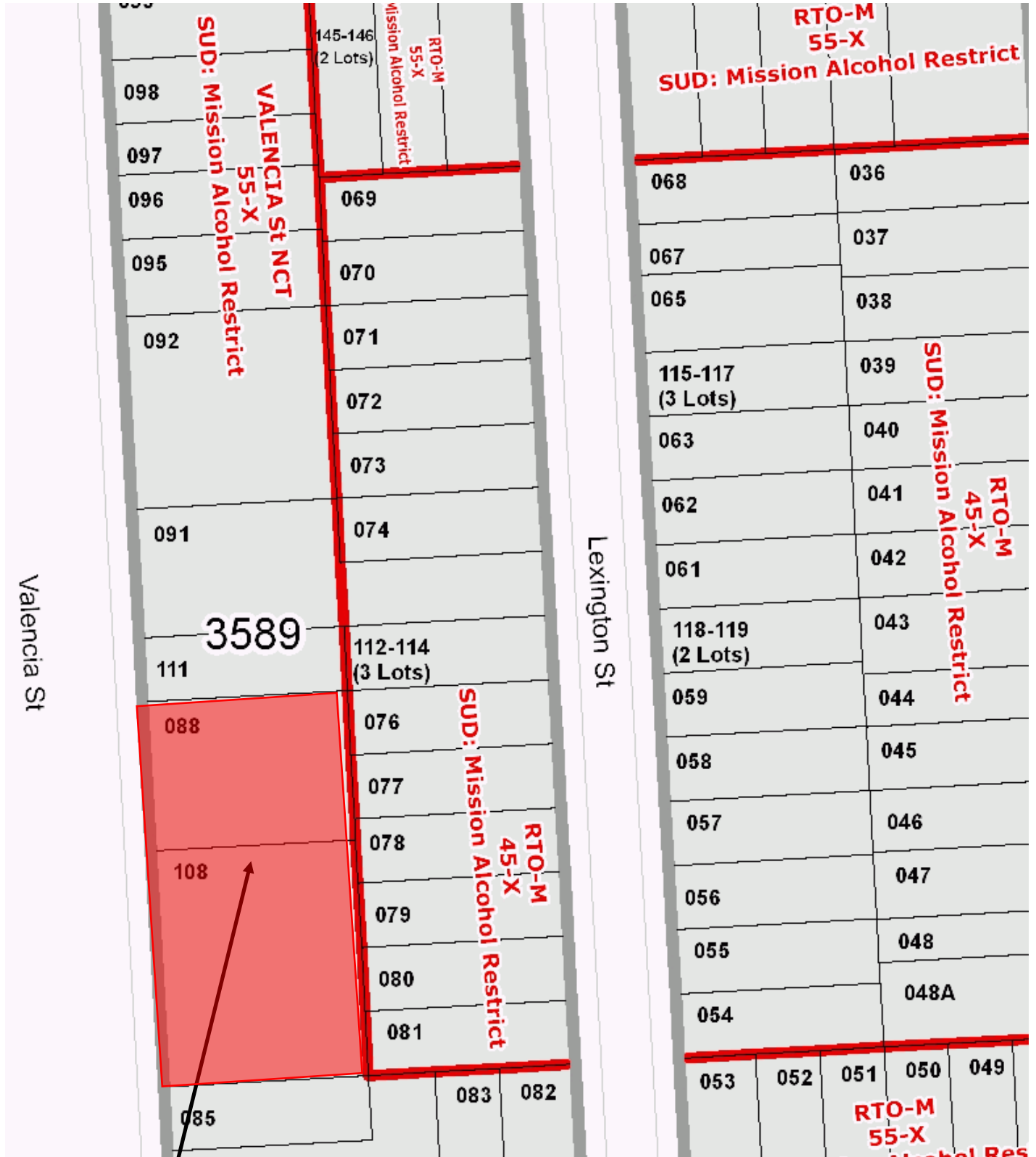


777 Valencia Street
Facade



777 Valencia Street
Viewed southward

Parcel Map



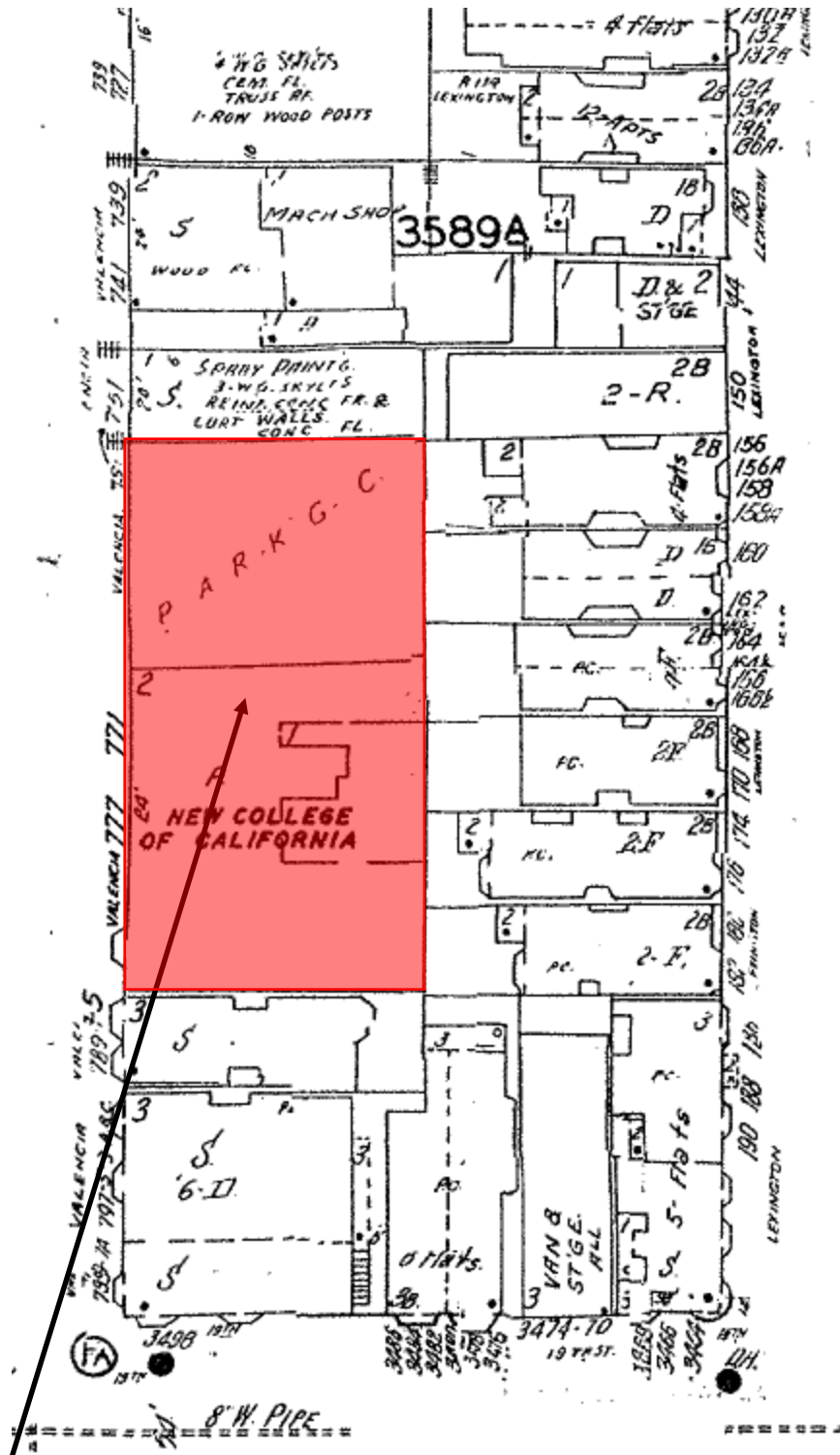
SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2010.0710C
 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.

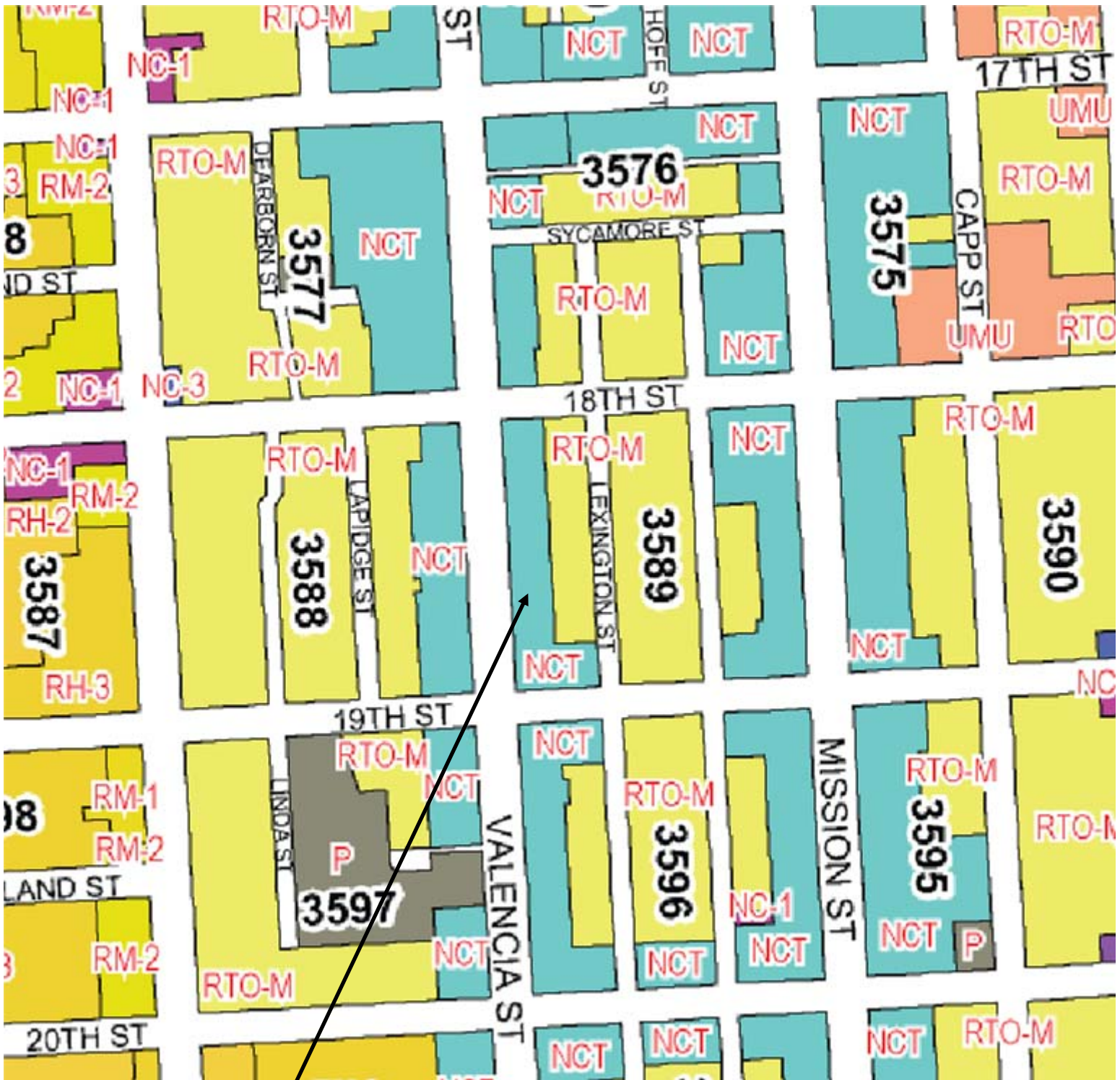


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0710C
777 Valencia Street
3589 / 088 and 108

Zoning Map

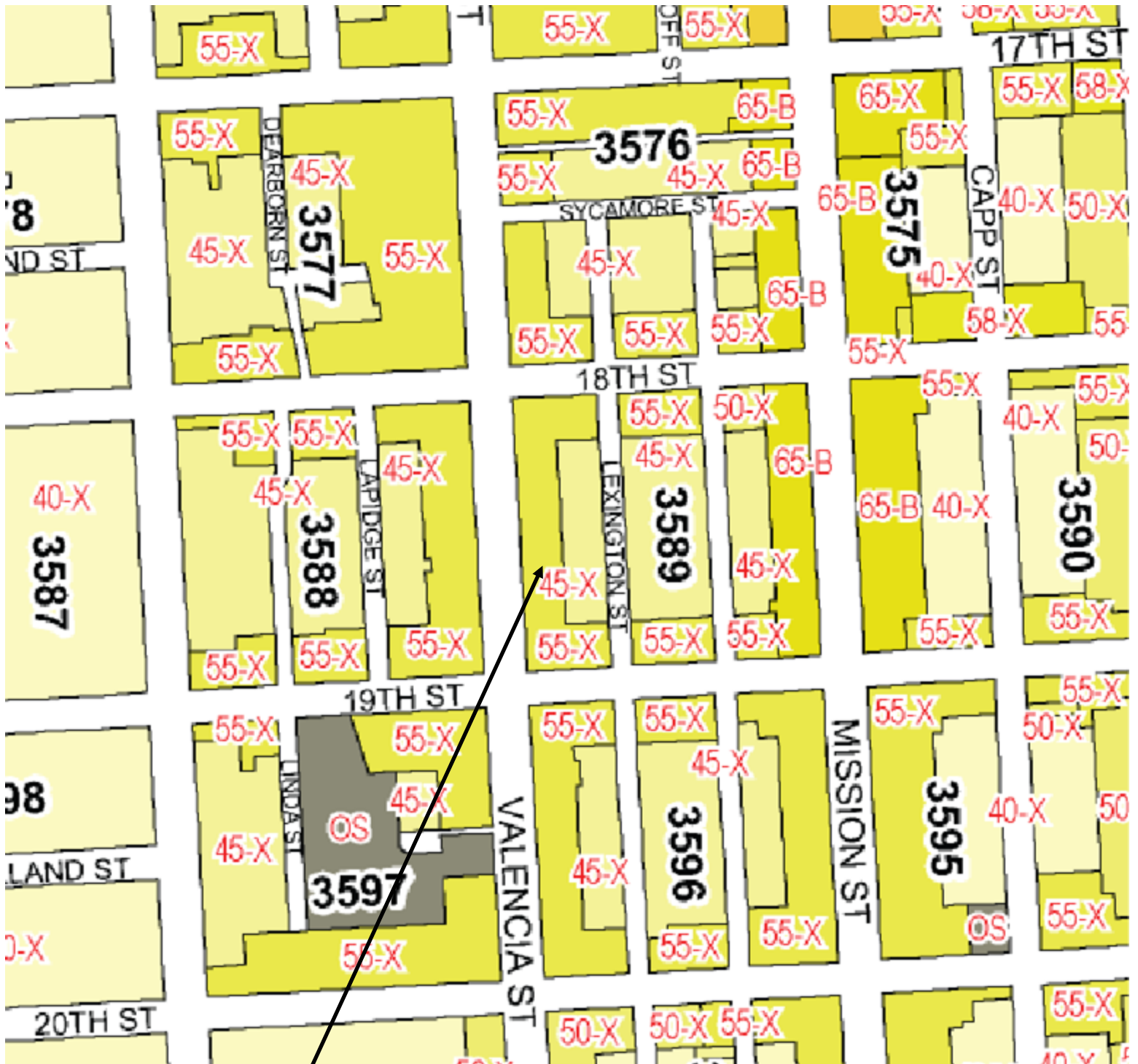


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0710C
777 Valencia Street
3589 / 088 and 108

Height & Bulk Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0710C
777 Valencia Street
3589 / 088 and 108

Aerial Photograph



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0710C
777 Valencia Street
3589 / 088 and 108

Site Photograph



Conditional Use Hearing
Case Number 2010.0710C
777 Valencia Street
3589 / 088 and 108

October 24, 2010

Erika Jackson
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94103-2479

Themis Drolapas
789 Valencia Street
San Francisco CA 94110-1734

Re: Support for Granting Conditional-Use Permits for a Full-Service Restaurant with Live Entertainment at 777 Valencia Street

Ms. Jackson:

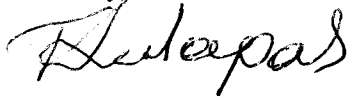
My family owns the mixed-use building with a Laundromat on the ground level and residences on the upper levels immediately adjacent to the 777 Valencia Street building.

We were most pleased to hear in person from our new next-door neighbor, Jack Knowles, his plans to run full-service restaurant with live entertainment.

We can see that Mr. Knowles is a most responsible business person and that he will be respectful of the neighborhood.

Therefore we ask the San Francisco Planning Commission to grant him the necessary permits for these ventures which will only improve our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Drolapas", written in a cursive style.

Themis Drolapas



"Sean Quigley"
<seanq@paxtongate.com>
10/25/2010 03:41 PM

To <erika.jackson@sfgov.org>
cc "Patricia Dedekian" <trish.d99@gmail.com>
bcc
Subject Mr. Knowles' Project: 700 Block of Valencia

Dear Ms. Jackson,

I am writing to you to voice my support of the project being put together by Jack Knowles and colleagues. I have lived in the Mission for over 15 years and worked here for over 20 years. Additionally, I have two businesses on Valencia Street one directly across from Mr. Knowles' location (766 Valencia Street) and one just a block away at 824 Valencia Street (11 years at that location). We too, took over one of the vacancies left behind by New College and now there are two new storefronts on that block and a newly painted building! Valencia is a lively and vibrant street and I think one of the many jewels of San Francisco; a full-service restaurant and live-music venue will only add to the eclectic mix of goods and services available here. My support for this project, by the way, is coming from a tough critic. I'm not happy to have just any business fill vacant storefronts on Valencia and, in fact, was part of the group that actively opposed American Apparel moving here.

Please advise the SF Planning Commission that Paxton Gate and Sean Quigley fully support granting permits to Mr. Knowles for his restaurant/live-music venue on the 700 block of Valencia.

Sincerely,

Sean P. Quigley
Founder & Designer

PAXTON GATE
824 Valencia Street
San Francisco, CA 94110
P:(415)824.1872; F:(415)824.1871
GC Lic #825875, NS Lic B9283.001

Exceptional Gardens:

"Design and construction of distinctive landscapes specializing in creative use of small spaces, stonework, fine carpentry, and unique plant selection"

Unusual Retail:

"Treasures and oddities inspired by the garden and the natural sciences"

www.PaxtonGate.com
Become a fan on **Facebook!**



Gal Cohen
<gcohen1@gmail.com>
10/25/2010 05:26 PM

To erika.jackson@sfgov.org
cc
bcc

Subject New College / Preservation Hall Renovation / Case
2010.0710C.

Dear Erika,

I would like to learn more about the proposed renovation of New College. My family of 4 (including 2 children) live directly behind the proposed open seating area and would like the opportunity to review the plans. Most specifically, we would like to understand what noise ordinances / guarantees would apply (ie maximum decibel levels, during which hours). We have lived at 160 / 162 Lexington since 1994.

Regards,

Gal Cohen
650-284-9610



Ashwin Navin
<ashwin@ashwinnavin.com>
10/26/2010 10:29 PM

To erika.jackson@sfgov.org
cc
bcc

Subject Support for Full-Service Restaurant with Live Entertainment
at 777 Valencia Street

Erika Jackson
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94103-2479

Re: Support for Full-Service Restaurant with Live Entertainment at
777 Valencia Street

Dear Ms. Jackson,

I am writing to you to voice my support of the project being put together by Jack Knowles and colleagues. I have recently opened a new business on Valencia Street, I/O Ventures and The Summit restaurant, directly across from Mr. Knowles' location (we are located at 780 Valencia Street). We took over and renovated another property originally occupied by the New College, helping bring back what has been a neglected block of Valencia. Valencia is a vibrant street and I think a full-service restaurant/cafe and live-music venue will only add to the interesting mix of businesses located here. Mr. Knowles has a great track record in the renovation of properties for commercial use and I'm certain he will make a great contribution to the neighborhood.

Please advise the Commission that I support Mr. Knowles and his plan for a restaurant/live-music venue on the 700 block of Valencia.

Sincerely,

Ashwin Navin



James Howard
<jim@multivax.net>
10/27/2010 01:17 PM

To erika.jackson@sfgov.org
cc
bcc

Subject Case No 2010.0710C

History:  This message has been forwarded.

Hi Erika,

I'm interested in viewing or possibly obtaining plans for the above referenced project which is proposed to go adjacent to my property. I'm hoping I can review the plans with other neighbors so that we can better understand the proposal and explore how it may impact us and our neighborhood. Please let me know how we can proceed, the planning commission meeting is in 3 weeks, and I'd like to start working with the other neighbors as soon as possible.

Thanks for your help,

-James Howard

Erika Jackson
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94102-2479

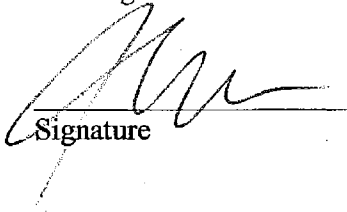
Re: Support for Granting a Permit for a Full-Service Restaurant with Ancillary Café and Live Entertainment at 777 Valencia Street

Ms. Jackson:

I support granting a permit for the adaptive re-use of the building at 777 Valencia Street as an indoor/outdoor dining establishment with live entertainment for the following reasons:

- The building will be converted from its current vacant, graffiti-riddled state into a neighborhood and even regional serving cultural/culinary resource
- The presence of dining and musical entertainment is in keeping with the character of Valencia Street
- The businesses will generate scores of jobs
- The safety of the neighborhood will be improved with more “eyes and ears” on the street as well as having a vetted security system for these establishments
- Jack Knowles, the owner/operator of the proposed businesses, has a proven track-record for operating a restaurant that is respectful of its neighbors
- The Valencia Street corridor is zoned as a transit corridor in recognition of the many ways people can arrive and leave the area:
 - It is bounded by two BART Stations (16th & Mission/ 24th & Mission)
 - MUNI runs on 16th, 24th and Mission Streets
 - Valencia Street is a bicycle thoroughfare
 - Three public parking garages are within three blocks of this location
 - Taxis often service this area because of the existing commercial activities

By granting this permit, the San Francisco Planning Commission will allow the re-birth of one of the grandest buildings in one of the commercial focal points of the Mission.



Signature

James Nunemacher

Printed Name

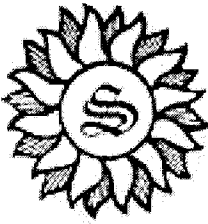
October 29, 2010

Date

2501 Mission Street, San Francisco

Address (Optional)





Aaron & Jesusa Straus

Post Office Drawer G. G.
Daly City, California 94017-0234
(650) 991-4944 / Fax (888) 569-1644
aaron@amstraus.com

October 30th, 2010

Erika Jackson
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94102-2479

Re: Support for Granting a Permit for a Full-Service Restaurant with Ancillary Café and Live Entertainment at 777 Valencia Street

Ms. Jackson:

I support granting a permit for the adaptive re-use of the building at 777 Valencia Street as an indoor/outdoor dining establishment with live entertainment for the following reasons:

- The building will be converted from its current vacant, graffiti-riddled state into a neighborhood and even regional serving cultural/culinary resource
- The presence of dining and musical entertainment is in keeping with the character of Valencia Street
- The businesses will generate scores of jobs
- The safety of the neighborhood will be improved with more "eyes and ears" on the street as well as having a vetted security system for these establishments
- Jack Knowles, the owner/operator of the proposed businesses, has a proven track-record for operating a restaurant that is respectful of its neighbors
- The Valencia Street corridor is zoned as a transit corridor in recognition of the many ways people can arrive and leave the area:
 - It is bounded by two BART Stations (16th & Mission/ 24th & Mission)
 - MUNI runs on 16th, 24th and Mission Streets
 - Valencia Street is a bicycle thoroughfare
 - Three public parking garages are within three blocks of this location
 - Taxis often service this area because of the existing commercial activities

By granting this permit, the San Francisco Planning Commission will allow the re-birth of one of the grandest buildings in one of the commercial focal points of the Mission.

Aaron Straus
Property Owner – Mission District



Randall Kline
<rcline@sfgjazz.org>
11/02/2010 11:51 AM

To "erika.jackson" <erika.jackson@sfgov.org>
cc Patricia Dedekian <patricia@financestaff.com>, Deanna
Williams <dwilliams@sfgjazz.org>
bcc
Subject 777 Valencia Street

November 2, 2010
Erika Jackson
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94103-2479

Re: Support for Full-Service Restaurant with Live Entertainment at 777 Valencia Street

Dear San Francisco Planning Commissioners,

I am writing to offer my support for the Preservation Hall project at 777 Valencia Street. The neighborhood and the city of San Francisco would benefit from a live music venue that features jazz, and jazz with roots from the city of jazz's birth, New Orleans, Preservation Hall is an institution in New Orleans and their presence in San Francisco will be a great addition to our rich cultural scene.

Sincerely,

Randall Kline
Executive Artist Director and Founder
SFJAZZ



Ivan Abeshaus
<abeshaus@yahoo.com>
11/04/2010 12:11 PM

To erika.jackson@sfgov.org
cc Ivan Abeshaus <abeshaus@yahoo.com>
bcc
Subject Support for Full-Service Restaurant with Live Entertainment
at 777 Valencia Street

Re: Support for Full-Service Restaurant with Live Entertainment at 777
Valencia
Street

Dear Ms. Jackson:

I have owned a home at 3525 19th Street, just off Valencia Street, since early 1997, and have been very pleased to see how Valencia Street has begun to flourish in the last few years. But nothing has made me happier than hearing of the restaurant and jazz venue proposed for the building at 777 Valencia.

I think that full-service restaurants and a companion live entertainment venue are most appropriate for that building. It will bring even more vitality to the 700 block of Valencia Street, which just had its sidewalks widened to encourage such foot traffic.

Jack Knowles owns a wonderful restaurant in Oakland and I am certain that he will bring the same quality to an establishment at 777 Valencia Street. Likewise, I know and love Preservation Hall in New Orleans and am thrilled to learn that they will open another venue here in the Mission. They are a great fit for San Francisco, and especially for our dynamic Mission neighborhood. I'm certain that filling the "Chapel" at 777 Valencia with the sounds of Preservation Hall West would create the premier jazz venue on the entire west coast!

Please advise the San Francisco Planning Commission that I wholeheartedly support their granting permits for utilizing this grand building in this most suitable manner.

Sincerely,

Ivan Abeshaus
3525 19th Street
San Francisco, CA 94110
415/920-2211



Nicole Majors
<nicole.majors@gmail.com>
11/05/2010 02:42 PM

To erika.jackson@sfgov.org
cc
bcc
Subject Support for Full-Service Restaurant with Live Entertainment
at 777 Valencia Street

Ms. Jackson:

I have both lived in and owned a home at 3523A 19th Street for more than 10 years, and it has been exciting to watch Valencia Street blossom over this time period, and especially over the last few years. I recently heard that Preservation Hall Jazz Band has a venue proposed for the building at 777 Valencia. I have been a fan of Preservation Hall Jazz Band since I was a child - they are a wonderful organization, with a history and sense of community that would be a welcome addition to my neighborhood. I have also heard wonderful things about Jack Knowles restaurant in Oakland. It seems that that a good restaurant and a jazz club such as the one PHJB would surely establish would be a welcome gift to our neighborhood, especially the 700 block, and a fine use of that space.

Please advise the San Francisco Planning Commission that I wholeheartedly support their granting permits for utilizing this grand building in this most suitable manner.

Sincerely,
Nicole Majors



Shawn Magee
<amnesia1@mac.com>
11/08/2010 09:50 AM

To erika.jackson@sfgov.org
cc
bcc
Subject Support for Full-Service Restaurant with Live Entertainment
at 777 Valencia St

Ms. Jackson:

I have owned a business on the 800 block of Valencia Street, a club with live music called Amnesia, for several years. I'm very pleased to see how Valencia St. has continued to flourish, with fewer empty store fronts making a more pedestrian-friendly neighborhood in the evenings. I feel that the proposed full-service restaurant and companion live entertainment venue is most appropriate for Valencia Street. It will bring more vitality to the 700 block of Valencia Street, which just had its sidewalks widened to encourage such foot traffic, and the building, which has been blighted for some time, is perfect for that use.

I've met personally with Jack Knowles and Ben Jaffe, and feel comfortable that they will produce a quality product that will be an asset to the neighborhood.

Please advise the San Francisco Planning Commission that I wholeheartedly support their granting permits for utilizing this building in this most suitable manner.

Sincerely,
Shawn Magee
amnesia1@mac.com



Richard Tirtoprodjo
<rtirtoprojo@yahoo.com>
11/08/2010 11:06 AM

To erika.jackson@sfgov.org
cc
bcc

Subject Support for Full-Service Restaurant with Live Entertainment
at 777 Valencia Stree

Erika Jackson
San Francisco Planning Department 1650 Mission Street
Suite 400
San Francisco CA 94103-2479

Re: Support for Full-Service Restaurant with Live Entertainment at 777
Valencia
Street

Dear Ms. Jackson:

I am the owner and live in 138 Lexington Street, the street right behind the proposed project. I am very happy to see how this block of Valencia St. has been rejuvenated. I am in a full support of the proposal project to bring a restaurant and jazz venue to the building at 777 Valencia.

I know that Jack Knowles owns a top restaurant in Oakland and that he plans to bring the same quality establishment to San Francisco, Valencia Street.

Please

advise the San Francisco Planning Commission that I am in support of granting a permit for Jack's plan to renovate this building and bring not only a top restaurant, but also a top jazz venue featuring the Preservation Hall Jazz Band.

Sincerely yours,

Richard Tirtoprodjo
138 Lexington Street
San Francisco, CA 94110



Brenda Kett
<brendakett@sbcglobal.net>
11/08/2010 04:50 PM

To <erika.jackson@sfgov.org>
cc
bcc
Subject Case #2010.0710C - 777 Valencia St.

November 8

Dear Ms. Jackson,

I have lived in the converted orthodox synagogue at 3535 19th Street since early 1982, and have enjoyed seeing many of the changes which have taken place in the Valencia Street neighbourhood in the last 28 years.

Being a long-time jazz fan, I am particularly happy to hear about the proposal to create a San Francisco version of New Orleans' fabled Preservation Hall in the building at 777 Valencia. Living in a converted synagogue myself, I cannot imagine a better use of the old chapel than to establish a traditional jazz venue there. San Francisco would be more than fortunate to be the only city in the world to house a branch of reservation Hall. Other offers from NY, London, Tokyo and so on have all been rejected as "too commercial" by the family who founded, and still operate the Hall.

I understand, too, that the proposed companion restaurant would be a sister to Jack Knowles' wonderful A Cote restaurant in the Rockridge area of Oakland, and feel that the two entities would be a great addition to our dynamic neighbourhood and to San Francisco as a whole.

Please convey to the San Francisco Planning Commission my wholehearted support of this proposal. I sincerely hope that permits will be granted to allow for such an appropriate use of this significant building.

Yours sincerely,

Brenda Kett

3535 10th Street
San Francisco, CA 94110



Mitchell Joe
<thebigkahuna@theworldsoys
ter.com>
Sent by: mitchjoe@gmail.com

To erika.jackson@sfgov.org
cc
bcc

11/08/2010 05:14 PM

Subject Preservation Hall to 777 Valencia

Re: Case Number 2010.0710C

Ms. Jackson:

I have lived in the Mission for 3 years, and have been very pleased to see how Valencia Street has begun to flourish in the last few years. I am especially happy to hear of the restaurant and jazz venue proposed for the building at 777 Valencia.

I think that full-service restaurants and a companion live entertainment venue are most appropriate for that building. It will bring even more vitality to the 700 block of Valencia Street, which just had its sidewalks widened to encourage such foot traffic.

Jack Knowles owns a wonderful restaurant in Oakland and I am certain that he will bring the same quality establishment to Valencia Street. Likewise, I know and love Preservation Hall in New Orleans and am thrilled to learn that they will open another venue here in the Mission. They are a great fit for San Francisco, and especially for our dynamic Mission neighborhood.

Please advise the San Francisco Planning Commission that I wholeheartedly support their granting permits for utilizing this grand building in this most suitable manner.

Sincerely,
Mitchell Joe
43 Elizabeth St

--

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"R. Da"
<trapezecom@hotmai.com>

11/08/2010 05:15 PM

To <erika.jackson@sfgov.org>
cc
bcc
Subject 777 Valencia

Re: Case Number 2010.0710C

Ms. Jackson:

We wholly support the project at 777 Valencia. My wife and I have lived at 19th Street and Valencia for over 15 years and we are thrilled at the prospect of a jazz/restaurant club of the caliber of Preservation hall.

We understand that Jack Knowles is developing the project and as he owns a wonderful restaurant in Oakland and we certain that he will bring the same quality establishment to Valencia Street. Likewise, we know and love Preservation Hall in New Orleans (and we enjoy them at Stern Grove!!!) and are thrilled to learn that they will open another venue here in the Mission. They are a great fit for San Francisco, and especially for our dynamic Mission neighborhood.

Thank you!

Ron Dack & Andrea Pfeffer
3517 19th Street
SF, CA 94110
415-642-1431



Michelle Riel
<michelleriel@gmail.com>
11/09/2010 12:03 PM

To erika.jackson@sfgov.org
cc
bcc

Subject RE Case No 2010.0710C

History: This message has been forwarded.

hello Erika,

This is Michelle Riel, property owner at 751 Valencia Street (Block 3589 Lot 111). We spoke yesterday regarding Case No 2010.0710C. I have requested plans from the developer but have yet to receive and have been out of town since they have been made publicly available from your office. I'll be reviewing tomorrow morning, and so recognize that points herein may be clarified upon review of the plans and subsequent conversations with the developer or architect.

Following are points to address in the planning process for this case:

1. Vandalism / Graffiti
 - a. Securing / Staffing of Café courtyard premises to control vandalism, graffiti, littering, urinating, etc.
 - b. Egress / traffic flow of patrons and staff in the outdoor area should be controlled to mitigate vandalism, graffiti, litter, noise and similar activities that may damage my property.
2. Noise
 - a. An outdoor café serving liquor and operating late into the evening will generate noise most significantly impacting adjacent residents. Planning should provide sound control/dampening and be restricted to reasonable hours of operation.
 - b. Music should not emanate from the performance venue or be audible from outside the building.
3. Parking & Traffic Congestion
 - a. The redesign of Valencia eliminating the center turn lane has increased standing double-parking at the curb-side where it previously located in the center lane. This has increased the already existing problem of using my front of building as a loading zone (the person who only needs to be there for 15 minutes while they pick up their to-go order from Cha-Ya. Yet, individual repeat instances of this make for a chronic issue.) In addition to the overall increase of patronage in foot and car traffic, the live event is based on scheduled moments of density resulting in traffic congestion and loading. It is the responsibility of the establishments to prevent egress blockage of my driveway as a drop-off zone. These venues along with the likely addition of another restaurant at 739-741 Valencia means there will be greatly increased occurrence of blockage of my driveway and illegal standing and parking in front of my building. This burden is pushed off on me to manage. Signage, enforcement or similar preventive plan must address this. If I have an emergency and my egress is blocked, there are liability issues.
4. Patron Density, Loitering, Queuing
 - a. A live event based venue is structured on a group of patrons arriving, queuing, departing at scheduled intervals. What are the individual and combined patron capacities of both venues and what are the plans for ticketing, crowd management, queuing, parking, etc. attendant with this manner of business. Queuing congests the area and causes spill-over issues for neighbors (noise, vandalism, littering, smoking, egress blockage). Operations must prevent this as well as loitering by third parties for ticket resale.
5. Health Issues (Smoking, Urinating)
 - a. Presently, the smoke of a person standing near my building enters through the roll up door on the ground floor and through the windows on the second floor. A no-smoking zone of 25 feet minimum should be established and maintained to prevent cigarette

smoke exposure. The establishments will need to promote and enforce this policy. I am allergic to cigarette smoke so this is a particularly acute health issue for me.

- b. The Valencia corridor is a popular nightlife destination. There is regular public urinating on Valencia street (and adjacent streets) when the bars are closing and patrons are leaving. I have installed an HMI light on my building to deter this regular practice from occurring on the front of my building (a past common occurrence that has since subsided due to the removal of vegetation along the adjacent fence and installation of the light). Access to the parking lot should be secured and well illuminated to control and deter.
6. Hours of Operation
 - a. Exterior business hours for the parking lot café should be restricted to a reasonable hour such as midnight to control noise.
 7. Landscaping
 - a. Due to the spreading nature of root systems and potential for water damage, in-ground landscaping abutting my property (north side of existing parking lot) presents potential damage to the building slab. Any in-ground landscaping would need to include barriers to control vegetation growth and prevent seepage. Any regular water use should provide a pathway for runoff.
 8. Access
 - a. Development can't restrict my building access on the south side of my building/north side of the parking lot, such as for maintenance needs, etc.

It's an exciting prospect that developer Jack Knowles is partnering with the Preservation Jazz Club to bring a jazz venue to the Mission. In speaking with developer Jack Knowles, I understand it's his intention that these establishments will be higher-end and so he is likely already planning to address such issues. I look forward to clarifying these points in review of the plans, discussions with the developer, and through this planning review process.

Thank you for including these concerns in the planning process.

Michelle & Eric Riel
751 Valencia Street

777 Valencia will house **The Chapel**, a single business comprised of a fine dining restaurant, ancillary café, and an entertainment venue that will be the west coast home of the world-renowned Preservation Hall Jazz Band. This project is located in the heart of San Francisco's Mission District in an area zoned to create a lively mix of entertainment, food, retail, housing and neighborhood-serving businesses with an emphasis on the use of public transportation. The building has 92' of street frontage and has been vacant and blighted for several years. It will be completely renovated to high standards, preserving its historical character and contributing to the mixed use dynamic and activity on this part of Valencia Street.

This project is well-capitalized with private funds and will not require additional investment by any persons or agencies. It is anticipated that approximately 100 permanent jobs will be created in addition to many temporary construction jobs. The owner of the business has purchased the building and adjacent parking lot, and will be diligent in creating and maintaining a first-class facility with high standards of operation. He is committed to enhancing the Mission neighborhood.

The restaurant will offer fine dining inspired by the flavors of New Orleans cuisine, while the café area will offer similar fare in a more casual atmosphere that includes outdoor seating. The café will serve food during breakfast, lunch and evening hours, while the restaurant proper will be open for early evening through late-night dining. The food operations will be serviced by a single kitchen.

The music room adjacent to the restaurant will function as a performance space providing quality live music with a focus on New Orleans jazz and other American roots and folk music traditions. It will feature performances from the Preservation Hall Jazz Band during extended periods as Artists in Residence, in collaboration with other well-known musicians who have performed and/or recorded with the Preservation Hall Jazz Band. Additionally, other artists both well-known and emerging will be invited to perform in what will be the premier acoustical music venue in the Bay Area.

The facility is designed so that patrons attending musical performances will be able to dine at the restaurant either before or after shows, with lighter fare available for consumption within the music room. The restaurant will also serve customers who come for the sole purpose of dining and do not plan to attend a show. A separate entrance into the music room from the street will allow for orderly entrance and exit by patrons who do not choose to dine.

It is the aim of the project principals to be good neighbors to the residents and businesses located in the surrounding area. The Chapel will meet or exceed all safety, security, sound and other regulations and requirements as established by the local authorities, the ABC and the Good Neighbor Policies for Nighttime Entertainment Activities.

Jack Knowles, owner of the proposed restaurant and music venue, owns the building at 777 Valencia and the adjacent parking lot. He is a successful restaurateur whose existing restaurant in Oakland, A Cote, was a SF Chronicle Top 100 restaurant for eight years and recently received a 3-star review from the Chronicle. Jack will be actively involved in the operations of this new restaurant as well.

In addition to owning a successful restaurant, Jack has a strong track record for successful property development. His work in Alameda, CA, where he renovated a block of mixed use buildings on Park Street, resulted in a Mayor's Proclamation as well as a Historic Preservation Award. In San Francisco Jack has purchased the building at 777 Valencia (with adjacent parking lot) as well as 739-741 Valencia. Jack is committed to making a positive contribution to the neighborhood, which he plans to be a part of for many years to come.

Matt Colgen, the Executive Chef, has presided over the kitchen at A Cote since it opened nine years ago and will also oversee the kitchen at The Chapel. 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 of 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, who have successfully operated 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. She has lived in San Francisco for 23 years and currently resides and works in the Mission.

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 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



THE SECOND LINE CAFÉ

THE SECOND LINE CAFÉ will be open for breakfast, lunch and dinner in a more casual atmosphere that includes both indoor and outdoor seating. It will offer simpler fare with a lower price point. Although the café area has its own identity and a separate entrance from the street, as part of The Chapel it will be serviced by the same kitchen and chef, and customers will have full use of the restrooms and other facilities within the building. The outdoor seating area will be designed to the same high aesthetic standards as the interior, with engineered sound barriers incorporated into the design.

Sample Menu

BREAKFAST

- Beignets, served with Powdered Sugar or Chocolate Espresso Sauce
- Andouille Sausage and Mirliton Scramble
- Maple French Toast with Bourbon Glazed Bananas
- Cajun Blackstone with Fried Green Tomatoes, Bacon and Hollandaise
- Spicy Chicken Sausages Wrapped in Buttermilk Crepes
- Cornmeal Pancakes with Blueberry Compote
- Hambone Steak with Redeye Gravy and Savoy Spinach
- Grits with Poached Eggs, Tasso and Greens



LUNCH

Sandwiches

- Po Boys with Mardi Gras Slaw and Spicy Remoulade (Oyster, catfish, or soft shell crab)
- Pork Shoulder with Smothered Onions on Torpedo Roll
- Sliced Brisket with Horseradish-Mustard on Sliced Rye
- Fried Chicken Sandwich with Cabbage Slaw and Smoked Tomato Aioli
- House Smoked B. L. T. with Avocado Creme Fraiche
- Andouille Sausage on Bun with Spicy Beer Mustard and Sauerkraut



Sides

- Sweet Potato Fries
- Pork Cracklings with Hot Sauce
- Baked Beans
- Fried Okra



Daily Salads

Desserts

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



DINNER

Selected items from The Chapel menu



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.

C h a r l e s M S a l t e r A s s o c i a t e s I n c

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David R Schwind, FAES
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Thomas A Schindler, PE
Ken Graven, PE, RCDD, LEED AP
Philip N Sanders, LEED AP
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Joey G D'Angelo
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Joshua M Roper, LEED AP
Timothy G Brown
Randy D Waldeck, PE, LEED AP
Peter K Holst, PE, LEED AP
Andrew L Stanley
Christopher A Peltier, PE
Ethan C Salter, LEED AP
Thomas D Keller, CDT
Troy R Gimbel, CTS
Alex K Salter, PE
Jeremy L Decker, PE
David E Nussbaum, RCDD, PMP
Dylan B Mills
Davis H Keith, CTS-D
Melody K Parker, LEED AP
Brian J Good
Heather A Salter
Elizabeth F Thomas
Catherine F Spurlock
Marva D Noordzee
Debbie E Garcia
Jasmine S Recidoro
Dani S Cirignano

5 November 2010

John Knowles
6000 Margarido Drive
Oakland, CA 94618
Email: jack.acote@gmail.com

Subject: **777 Valencia: Restaurant and Live Music Venue
Noise Study**
CSA Project No. 10-0429

Dear John:

You requested that we analyze expected noise from the proposed restaurant and live music venue at 777 Valencia Street in San Francisco and compare the results of our study to the noise limits of the San Francisco Noise Ordinance. This letter summarizes our findings.

SUMMARY

Our analysis indicates that the project is expected to meet the noise limits of the San Francisco Noise Ordinance if noise reduction measures (described below) are incorporated into the renovation.

ACOUSTICAL CRITERIA

Section 2909 of the San Francisco Police Code addresses noise relevant to the project as follows:

- Part (b): No person shall produce or allow to be produced by any machine or device, music or entertainment on commercial property over which the person has ownership or control, a noise level more than eight dBA¹ above the local ambient at any point outside the property plane. In addition, no noise or music associated with a licensed Place of Entertainment shall exceed the low-frequency ambient noise level by more than eight dBC.²

¹ dBA — A-weighted sound pressure level (or noise level) represents the noisiness or loudness of a sound by weighting the amplitudes of various acoustical frequencies to correspond more closely with human hearing sensitivity. A 10-dB (decibel) increase in noise level is generally perceived to be twice as loud. A-weighting is specified by the ISO, U.S. EPA, OSHA and others for use in noise measurements.

² dBC — C-weighted sound pressure level (or noise level) is similar to an A-weighted level but with a different standard frequency weighting which places a greater emphasis on low-frequency noise.

- “Ambient” is defined in Section 2901.a as the lowest sound level repeating itself during a minimum ten-minute period in the same location as the measurement of the noise level of the source at issue. It shall be measured with a sound level meter using slow response and “A” weighting. In addition, for the purposes of the Ordinance, it states the ambient shall not be considered to be less than 35 dBA for interior residential noise and 45 dBA in all other locations.
- “Low frequency ambient” is defined in Section 2901.f as the lowest sound level repeating itself during a ten-minute period in the same location as the measurement of the noise level of the source at issue. It shall be measured with a sound level meter using slow response and “C” weighting. In addition, for the purposes of the Ordinance, it states the local ambient shall not be considered to be less than 45 dBC for interior residential noise and 55 dBC in all other locations.
- “Noise level” is defined as the maximum continuous sound level or repetitive peak sound level, produced by a source or group of sources as measured with a sound level meter.

In summary, the prescribed minimum ambient sound levels and associated maximum noise levels are summarized in Table 1. If the measured ambient sound levels exceed these minimum ambient levels, the maximum noise limits are also increased accordingly.

Location	dBA		dBC	
	Minimum Ambient	Maximum Noise Level	Minimum Ambient	Maximum Noise Level
Residence interior	35	43	45	53
All other locations	45	53	55	63

SETTING

The project is located at 777 Valencia Street in San Francisco between 18th Street and 19th Street. Valencia Street is to the west of the site. A mixed-use building is located to the south consisting of two apartments (2nd and 3rd floors) above a dry-cleaning business. We understand that the subject building and this mixed-use building are separated by zero lot line wall constructions. To the east of the site are residential backyards. To the north of the site is a two-story mixed-use building separated from the subject building by the parking lot of the project.

The project will include a renovated two-story Auditorium at the south end of the building, which will have live music. The remainder of the first floor will be a restaurant. In addition, a southwest portion of the parking lot is to become an outdoor dining area.³

ACOUSTICAL MEASUREMENTS

To determine the ambient noise levels for the project we conducted acoustical measurements at the site using Type I sound level meters. Sound transmission from the Auditorium to the exterior of the building at the rear (east) property line was also measured.

From 1 to 4 November 2010,⁴ two long-term noise monitors recorded ambient noise levels at the site. One was located along Valencia Street, the other was located at the rear (east) property line at the lower roof of the building. This location was significantly “shielded” from traffic noise by buildings. In addition, a short-term measurement was conducted on 4 November at the east end of the parking lot.

Location	2 to 3 November		3 to 4 November	
	dBA	dBC	dBA	dBC
Along valencia street	50	57	49	58
At east end of parking lot	45*	57*	44*	56*
At rear of property, along residence backyards	45	57	44	56

*these ambient sound levels are estimated

Based on measurements conducted inside the apartments at 785 and 787 Valencia Street, we expect that the interior ambient sound levels will be at or below the minimum values prescribed in the Noise Ordinance at times.

On 1 November 2010, we conducted sound transmission tests to quantify the existing sound insulation at the live venue space (i.e., the Auditorium). These measurements were used to estimate the future music noise levels in areas adjacent to the project.

³ Our comments are based on the architectural drawings dated 24 October 2010.

⁴ Abnormally high sound levels measured at the site during the evening of 1 November, presumably due to community jubilation and celebratory activities related to the SF Giants World Series win, were considered to be atypical data and disregarded from our analysis.

⁵ The lowest ambient noise levels typically occurred late at night between 12:00 a.m. and 2:00 a.m. Ambient noise levels occurring earlier in the evening and daytime are noticeably higher.

EXPECTED PROJECT SOUND LEVELS

Our analysis is based on acoustical measurements of music playback in the Auditorium. The music content and level were determined to be representative of the loudest expected music program by the owner of the project. Table 3 summarizes the baseline source sound level developed for our study.

<i>Table 3: Baseline Music Sound Level in Auditorium</i>										
31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	dBA	dBC
82	97	98	87	88	85	85	85	85	93	101

We understand that background music is expected to be played in the restaurant and in the outdoor seating area. Our analysis of the outdoor seating area is based on approximately 70 patrons and a music playback level no greater than 60 dBA in the outdoor dining area until 12:00 a.m. and 55 dBA after 12:00 a.m.⁶

FINDINGS

The results of our analysis are summarized in Table 4. This table includes the relevant noise limit for each location based on the Noise Ordinance, the expected project-related noise level, and references to the related noise reduction measures.

<i>Table 4: Comparison of Expected Project Noise Levels to Noise Ordinance Limits</i>			
Neighboring Location	Noise Limit	Expected Project Noise Level	Related Noise Reduction Measures
Apartments at 785/787 Valencia St.	43 dBA 53 dBC	30 dBA 53 dBC	1, 3, 4, 5, 6
Residences and backyards located east of project site near Auditorium	53 dBA 64 dBC	42 dBA 64 dBC	2, 3
Residences and backyards located east of parking lot and outdoor dining area	53 dBA 64 dBC	50 dBA 52 dBC	7
At mixed-use building located north of project site	53 dBA 64 dBC	53 dBA 55 dBC	7
Along Valencia Street	57 dBA 65 dBC	43 dBA 65 dBC	3, 4, 6

⁶ The 55 dBA maximum noise limit should be applied between the hours of 12:00 a.m. and 7:00 a.m.

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.
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.

John Knowles
5 November 2010
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The above measures are intended to address noise reduction only. Your architect and engineers should review and comment on proposed modifications to address seismic, mechanical, fire, and other Building Code issues. We can be available to meet with you and your design team to discuss their comments.

* * *

This concludes our current comments for the subject project. Please call if you have any questions.

Sincerely,

CHARLES M. SALTER ASSOCIATES, INC.



Jeremy L. Decker, P.E.
Senior Consultant



Jason R. Duty, P.E.
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JLD/JRD/jld
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Introduction

777 Valencia will house a fine dining restaurant and entertainment venue located in San Francisco's Mission district. The entertainment venue will be the west coast home of the world-renowned Preservation Hall Jazz Band.

The restaurant will offer fine dining inspired by the flavors of New Orleans cuisine. A café area will offer similar fare in a more casual atmosphere that includes outdoor seating. The music room adjacent to the restaurant will function as a performance space providing quality live music with a focus on New Orleans jazz. Patrons attending musical performances will be able to dine at the restaurant either before or after shows, with lighter fare available for consumption within the music room. The restaurant will also serve customers who come for the sole purpose of dining and do not attend a show.

Jack Knowles, owner of the proposed restaurant and music venue, owns the building at 777 Valencia and the adjacent parking lot. He is a successful restaurateur whose existing restaurant in Oakland, A Cote, was a SF Chronicle Top 100 restaurant for eight years and recently received a 3-star review from the Chronicle. Jack will be actively involved in the operations of this restaurant as well.

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. 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, is the Creative Director of the Preservation Hall Jazz Band and 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, who have successfully operated an internationally acclaimed venue for nearly 50 years.

In addition to owning a successful restaurant, Jack Knowles has a strong track record for successful property development. His work in Alameda, CA, where he renovated two large mixed use buildings on Park Street, resulted in a Mayor's Proclamation as well as a Historic Preservation Award. In San Francisco Jack has purchased the building at 777 Valencia (with

adjacent parking lot) as well as 739-741 Valencia. He will not sell either property, but will keep them in his portfolio as he has with all of the real estate that he owns.

Jack is committed to making a positive contribution to the neighborhood, which he plans to be a part of for many years to come. This project is well-capitalized and both Jack and Ben will be diligent in creating and maintaining a first-class establishment with high standards of operation. They will strictly adhere to or exceed all safety, security, sound and other regulations and requirements as established by the local authorities, the ABC and the Good Neighbor Policies for Nighttime Entertainment Activities.

Valencia Street has changed over the past 5 years into a thriving and trendy neighborhood of shops, small venues and excellent restaurants. This mixed-use district is home to hundreds of nearby residents who cherish the quiet enjoyment of their homes. We believe that our security plan and its execution by a professional bonded/guard-carded security staff will allow us to operate in a safe manner while being a positive influence in the Valencia corridor area and a Good Neighbor.

At 777 Valencia, the safety and security of our guests and employees is our first concern. This Security Plan is designed to provide the Entertainment Commission, the SFPD and our employees with information regarding various aspects of our safety and security program.

SECURITY PLAN

This Security Plan and safety program is designed to comply with the safety and health standards that have been developed by federal, state, local government and current industry standards. It is our intent to be in compliance at all times and to always act responsibly and to be a Good Neighbor per the *Good Neighbor Policies for Nighttime Entertainment Activities* adopted by the San Francisco Entertainment Commission on November 16, 2004. In order to accomplish this, we will hire an excellent security staff. It is our intention to hire mature staff who are well-trained, experienced and who possess Guard Cards issued by the State of California Department of Consumer affairs.

General Operations for Music Venue

- 1) 777 VALENCIA will have security whenever entertainment is provided on the premises. At a minimum, there will be one security person for every 100 guests that frequent the venue when musical events or entertainment is being offered. This will be increased as necessary.
- 2) 777 VALENCIA will post at the premises and adhere to San Francisco Planning Code § 803.5(g), as amended by the SF Entertainment Commission: the *GOOD NEIGHBOR POLICIES FOR NIGHTTIME ENTERTAINMENT ACTIVITIES*.
- 3) Once every hour, security will walk in front of the building to insure that guests respect neighbors and parked vehicles. At the end of the evening, security will walk a 100-ft radius from the premises and shall pick up and dispose of discarded beverage containers and other trash left by nighttime entertainment patrons.
- 4) Our security will form specific marked entry as well as exit points for guests to leave by. This includes controlling lines with the use of stanchions and ropes, forming queues in a single line away from the street. Entering patrons will form a line in one direction, while the exiting crowd will be led to leave through another.
- 5) We will supply outside lighting which will illuminate the outside street areas, sidewalk and nearby street parking.
- 6) High-visibility cameras shall be located at each entrance and exit point of the premises.
- 7) Security will be posted at all entrances and exits and shall urge patrons to leave the establishment in a quiet, peaceful, and orderly fashion. Signs shall be posted at all entrances and exits also urging patrons to leave the area in a quiet, peaceful and orderly fashion.

- 8) No noise from the music venue shall be audible in any surrounding residence, hotel room or occupied business establishment.
- 9) As a Type-47 ABC licensed establishment we will comply with all ABC rules regarding minors and alcohol. While by law persons under 21 years of age must be admitted to the premises, we will be extremely vigilant to ensure that no minor is allowed to purchase or consume alcohol on the premises.
- 10) Per San Francisco Health Department regulation NO ONE may ever smoke in the establishment.
- 11) 777 VALENCIA will establish a cellular telephone line, dedicated as a community “hotline” that shall be promptly answered during operating hours for the purpose of fielding and taking action upon any complaints from neighbors.
- 12) We will use security purse searches [by female security staff] and pat downs at the front door of the music room to insure safety of patrons and staff.

Entrance and Exit Procedures for Music Venue

777 Valencia will provide a separate entrance for patrons attending musical performances. Exterior staffing levels during these times will be at a minimum of two staff persons maintaining the integrity of the entrance and exit lines and patron behavior. The interior of the Venue will be staffed by 2-4 staff persons dedicated to the safety and well being of the guests.

Summary of Entrance Procedures:

- 1) During entertainment hours, upon approaching the door of the building, one security personnel will verify the age of our customers by asking for their identification.
- 2) Only government issued photo IDs will be accepted. The door person/ id checker will confirm a customer is of legal drinking age as they enter and issue an identifiable stamp or wristband.
- 3) We will keep a current book showing valid state and federal ID's and security markings at the front door for reference.
- 4) There will be NO discrimination at the door as to race, age, sex, orientation, etc. We may enforce a dress code in certain instances.

Summary of Exit Procedures

1. When an event ends, our security personnel will turn up all the house lights (gradually) to a maximum level to alert customers that the event is over.
2. All music will be completely shut off, and patrons will be asked to leave the Venue area quietly. We will use a controlled “out-flow” to minimize problems on the street at closing.
3. As patrons leave, staff will assure that all patrons leave in a quiet and responsible manner and that no one loiters around the premises. Staff will also look for intoxicated patrons and keep them from driving any vehicle in an impaired condition.
4. We will maintain and cultivate our relationship with Mission Police Station and request their help if any major disturbance occurs at the Venue.

Event Management

- 1) Our security personnel will roam the perimeter of the Venue hourly, (at a perimeter of 50 feet) to assure that patrons keep noise levels down and discourage loitering outside the venue.
- 2) Security will also scan adjacent parking areas for suspicious activity or loitering.
- 3) Any unlawful activity in the vicinity will be immediately reported to SFPD.
- 5) All security staff will be dressed in distinctive clothing with a name badge plainly marked as security staff.

Training

- 1) All security personnel will be professionally trained to handle any type of disturbance. We will hire mature people with a positive attitude and a cool temperament. Security staff will be required to have previous experience and have extensive security training. They must possess a Guard Card from the California Department of Consumer affairs.
- 2) We will enroll our security [as well as Venue bartenders] in the ABC’s LEAD training to assure they can handle agitated/hostile customers, and know ABC regulations regarding minors and alcohol.
- 3) We will teach a policy of ZERO physical contact with patrons. Security staff will not touch a patron unless involved in a serious situation which could result in harm to patrons or staff. We feel that physical intervention tends to escalate, rather than de-escalate situations in the venue.

Crowd Control

Front line staff will monitor the queue lines for any potential problems, disruptive persons and/or intoxicated persons who are unable to care for themselves. The queue lines will also be monitored at all times for any open containers and underage persons attempting to gain access to the Venue.

The front of the venue shall be monitored and staffed as early as practical when staffing is available and at least a half hour prior to a performance. Exterior lighting shall be in good working order and sufficient so as to be able to describe in detail ones facial features from approximately 50 feet away. Any and all solicitors will be encouraged to move along and not loiter or obstruct the sidewalk in front of the Venue without lawful reason. SFPD provided 25 MPC signs shall be posted and maintained at the lower corner of the main entrance window and clearly visible from the street. This will help with discouraging persons from lodging in front of the business during closed hours of operation.

Two separate lines will be established to differentiate persons on the invited guest list and those persons buying tickets at the door for general admission. Using stanchions, these queue lines shall be as close to the building as practical, within 3-4 feet from the wall. ***The sidewalk in front of the venue shall remain open to pedestrian traffic at all times.*** No structures or tents will be erected in front of the Venue without proper permitting from The City and County of San Francisco. Staff members will ensure that guests do not spill into the street effecting vehicular traffic or other pedestrian hazards. Staff members will make every effort to ensure that queues are reduced and entry made into the Venue as safely and efficiently as possible. Per statute we will not allow people to loiter in front of our property.

Conflict Resolution

- 1) We will not serve any intoxicated patron. In the event of over-intoxication, security staff will inform the customer's friends/companions that they must take their friend home.
- 2) Altercations between customers will be broken-up by the security immediately with as little physical contact as possible [see Training #3, above]. Customers involved in the dispute will be escorted from the premises. See *Separation and Removal of Patrons* section, above.
- 3) In the event of any serious injuries, unconscious patrons, etc. which occur on the premises, security personnel will immediately call the SF paramedics.

Drugs and Narcotics

- 1) 777 VALENCIA has a zero tolerance policy regarding drug use by staff or patrons.
- 2) We will train staff to recognize the symptoms of individuals who are illegally using drugs: i.e. contracted pupils, drowsiness, watery eyes, runny nose, extreme agitation/ jitteriness. We will refuse entrance to such individuals.
- 3) Staff will monitor restrooms for drug use.

Fire Emergencies

The objective of the Fire Emergency Response Plan is to provide safety to those employees and guests alike, in case of a fire emergency. This applies to both the restaurant and the music venue.

It is important that each staff member be aware of their specific duties during the time of a fire emergency, and participates in all safety tasks, both from the viewpoint of prevention and emergency preparedness.

It is imperative that each staff member be knowledgeable of their responsibilities during an emergency. It is the coordinated response of each employee to prevent the loss of life, injury and panic to all employees and guests.

Panic is a contributing factor to increased injuries and the loss of life during fire emergencies. The Safety Training Plan will give staff members the confidence and fortitude in remaining calm and knowledgeable on how to react during a fire emergency.

Preparedness Measures:

- Know the location and operation of all fire and emergency related equipment.
- Become familiar with the site location, entrances and exits.
- Formulate best pedestrian traffic patterns for emergency egress.
- Know the central meeting place for information gathering (Command Post).
- Know the location of all guests/employees that require additional assistance.
- Make sure all walkways and exits are clear from obstructions.
- Know the locations of all utility shut-off locations and safety procedures.
- Conduct monthly fire and emergency evacuation safety drills.
- Establish and document monthly inspections of all Fire/Safety Equipment.
- Establish and document a program with OSHA standards in the safe operation of fire extinguishers, fire emergency equipment, emergency lighting system, smoke detectors and sprinkler systems.

Fire Response:

- Attempt to confirm the level of the hazard without endangering yourself. Assess the situation as an immediate and serious threat. You are not required to extinguish a fire with a fire extinguisher and should use an extinguisher only if you have been trained and the situation does not present a personal safety hazard.
- Confine the fire by closing doors where the fire exists.
- Notify other staff members of the fire and required evacuation. Activate the fire alarm system.
- Dial 911 and report conditions. Assign a staff member to meet with SFFD outside the location with site plans and master keys.
- Clear vehicles and pedestrians from the front of the location. Valet should remain closed.
- Evacuate the building of all guests and employees. Staff members should be able to assist all guests by directing them to the nearest fire exit with verbal directions that are clear and easy to follow. Suggest the following; no talking (instructions should be heard), high heels should be removed, calmly walk in a single file line and once exited, move away from the building and emergency apparatus.
- Employees should stage in an area where a visual count can be made as to their whereabouts. Guests and onlookers should be directed and moved across the street so as not to interfere with emergency response personnel.
- Report any injured or missing persons to emergency personnel.
- Notify surrounding businesses of fire and evacuation.
- In the event of a total evacuation, the host or staff members should remove all confidential materials and monies, cash drawers and tills.
- Only return or re-occupy the Venue at the direction of Management or SFFD.

Fire Prevention Plan:

777 Valencia's *Fire Prevention Plan* is designed to provide for safe workplace practices that minimize the risk of a fire emergency.

Safe practices shall include:

- Smoke only in designated areas [outside].
- Monitor guest activity upon entering the Venue and while guests are inside, to insure safe fire practices (no smoking or open flames).
- Do not stock materials close to sprinkler heads. Keep heads clear for at least 18". In sprinkler locations, do not stack inventory of any sort within 18" of the ceiling.
- Store oily or dirty rags in closed metal containers.
- If lint, dirt or other flammable materials are present in the area where you are working, clean the area first prior to working with an open flame.

- Management will coordinate and conduct periodic facility inspections and make sure that if unsafe conditions are found that they will be addressed and corrected immediately.
- Management will conduct and document monthly inspections of fire emergency equipment, including; all smoke detectors, all emergency evacuation lighting, all emergency exit signs, and all fire extinguishers.
- Management will conduct periodic inspections of the fire alarm systems in accordance with state and local regulations.
- Management will conduct quarterly fire drills in accordance with the procedures of the Fire Emergency Plan.

Earthquake Response

In the event of an earthquake, if you are indoors stay there. Get under a desk, a bar, a table, a stand or under a door frame and secure yourself to it. Stay clear of windows, heavy and unstable furniture or appliances. Do not rush outside, due to the fact that you may be injured from falling debris or glass. Do not try using the stairs while the building is still shaking.

If guests are outside, advise them to get into the OPEN, approximately 100-300 feet away from buildings and power lines, if possible.

Be prepared for the possibility of an aftershock. Remain on the outside of the building until authorized to return to the building. Be prepared for the possibility that there will be no electrical or telephone services available.

Once the main tremor has ceased, assess the situation. Summon assistance for anyone that needs medical attention. Survey the area for any structural damages. Report such damage to Management and await instructions. Management will make the determination if an evacuation is necessary.

Under management's supervision, immediately mitigate any spills or other materials that may cause a hazard inside the Venue. Staff members should be directed to check all fire equipment, gas lines, power lines, exits and stairwells.

Management will make the determination whether or not the Venue will reopen for business or close for safety reasons with the help of local authorities and service providers.

Bomb Threats

It is unlikely that 777 Valencia will receive a bomb threat. Typically, threats of this nature are a prank. Nevertheless, all employees must be aware of the necessary activities that are to take place when a bomb threat is received.

If a bomb threat is received:

Remain calm and demonstrate through your tone of voice that the threat is taken seriously.

Keep the caller on the line as long as possible.

If practical, advise the manager on duty or another nearby co-worker that the threat has been received.

At minimum ask the following questions:

- Where the bomb is located?
- What type of bomb is it?
- What will cause it to explode?
- Why the bomb was placed?
- The name of the caller or organization?

The above information will be asked of you by the authorities when appropriate. Always remember to remain calm and listen carefully, ensuring that you understand every word. Ask the caller to repeat if necessary.

- Listen for background noise and sounds.
- List as much detail as possible when recording the caller's information.
- Notify Management to contact the police immediately. In the absence of management, call 911 and report the threat.
- If the location is not given, have staff members search the entire venue and facility.
- If a device or suspicious package is found, do not touch or disturb it. Exit the area. Begin evacuating the building immediately. Management will instruct on the designated area for guest and employees to assemble.
- Management will direct police to the area of the suspicious package or device.
- Re-occupy the building when only directed by Management and the authorities.

Robbery

In the unlikely event of a robbery, it is important that all employees remember that each employee's safety is paramount. Robberies can easily escalate and cause serious injury to both

guests and employees if not handled appropriately. All staff members should be aware of some basic common sense guidelines, as follows:

Immediate Response:

- Stay calm and cooperate with the assailant(s).
- Follow directions given.
- Do not do anything that could cause the robbery to escalate into violence.
- Do not resist, argue, insult, confront or attack the assailant(s).

- Do everything possible to ensure that the robbery is quick, smooth, simple and over as soon as possible. No conversation is necessary and should be discouraged.
- Never chase or follow a robbery suspect out of the Venue.
- Follow-Up response:
- Make certain that there are no injuries. Administer first aid if necessary.
- Notify police and or medical if necessary.
- Document the description of the assailant(s) in written form. Ask other witnesses to do the same.
- Notify Management immediately.
- Secure the area and crime scene. Do not touch or move anything that the assailant(s) may have touched.
- Never release any dollar amounts involved in the robbery, other than to police.
- Refer all information requests to Management.

Critical Incidents

Critical incidents are those incidents that pose a threat of danger or harm to guests and/or employees within the venue. Critical Incidents are best prevented and should be addressed prior to becoming a problem. Preparation and common sense are the keys to success in preventing a small incident from becoming a critical incident endangering guests and employees. On a daily basis the following steps shall be taken in order to better handle and mitigate any challenges or critical incidents.

As noted above, front line staff should monitor the queue lines for any potential problems. It is better to root out any disruptive persons and/ or intoxicated persons that are unable to care for themselves **prior** to their gaining entry into the venue. The queue lines should be monitored at all times, paying particular attention to any open containers and underage persons attempting to gain access to our business..

Incident Response

- Respond quickly and yet calmly.
- Assist injured persons.
- Summon proper medical assistance.
- Do not provide medical assistance unless properly trained.
- Do not move injured parties.
- Avoid statements that infer liability
- Stabilize the situation and secure the scene as necessary.
- Crowd control should be performed directing others away from the incident.
- Prevent further injury or damage.
- Do not move the injured causing additional injuries.
- Notify police if necessary and assist as needed.
- Get witnesses names and contact information.
- Witnesses who saw the incident.
- Witnesses who did not see the incident.
- Employees and third parties.
- Gather facts and preserve any evidence.
- Record the scene (photos) prior to it being changed.
- Interview victim(s)
- Talk to witnesses separately and individually.
- Document the incident.
- Document the sequence of events prior to the incident (contributing factors).
- Document any statements made.

Statements made to the Media.

- Have one informed spokesperson liaison with the Media.
- Never say, “No comment”.
- Try to keep the media informed, however not to the degree to jeopardize any on-going police or internal investigation.
- Try to keep the media in a designated area.

Workplace Violence

777 Valencia believes in conducting business in a workplace free of violence or threat of violence. We take verbal threats and threatening behavior very seriously. Employees who exhibit belligerent, intimidating, or threatening behavior in the workplace will be appropriately disciplined or terminated depending on the extent of the behavior. Any threat of violence will

result in the affected employees being immediately separated and the aggressor being suspended from work pending further investigation and action.

Any employee who feels he or she has been threatened or has experienced a fellow employee threatening others should report such incidents immediately to their immediate supervisor, or manager, without fear of reprisal. All such reports will be investigated thoroughly and discreetly. Employees will not suffer adverse consequences or retaliation as a result of reporting threats of violence.

Emergency Evacuation

- 1) In the event of earthquake, explosion, or similar event, security's role is to be alert to security threats, assess risk and notify the manager of impending hazards to patron and/or staff safety. Security staff is vital to the successful execution of an emergency evacuation plan.
- 2) We will train staff in advance of the venue's emergency evacuation plan.
- 3) Evacuation will be ordered only by manager on duty.
- 4) We will protect human life first and property second.
- 5) Security must (and will) keep calm and maintain control. Patrons will key on staff reaction to the situation. By being calm we will keep the situation/evacuation calm and safe.
- 6) In the event of loss of power to the building or the neighborhood our battery-pack emergency lights in each room and each bathroom will automatically illuminate. If power remains off for more than several minutes we will evacuate patrons from the building. The head of security staff shall test each emergency light at the beginning of each month by pushing the "test" button to ensure that emergency lights are working and charged.

Emergency Medical Plan

The 777 VALENCIA head of security will work with the San Francisco Health Department and San Francisco Entertainment Commission to draft a comprehensive emergency medical plan to detail procedures for security personnel and staff to follow in the event of a medical emergency (i.e. heart attack, unconscious patron, patron choking on food, etc.)

Our safety program will include but is not limited to:

- Providing safeguards where necessary.
- Conducting routine inspections to find and eliminate unsafe working conditions or practices, as well as provide a safe environment for our guests.

- Establishing and maintaining a safety orientation program for all new hires reviewing key safety information and practices, and to provide on-going training of all employees in good safety practices.
- Developing safety rules and requiring that all employees cooperate with these guidelines.
- Investigating every accident and “near miss” accident to find out the root cause and address as needed.
- Conducting routine and regular briefings related to guest safety procedures.
- Providing a means to communicate to all employees’ news regarding safety related matters.
- Establishing regular open lines of communication with other local businesses and local government.

The Security Plan and Safety Program Binder is available to all employees for review and at all times will be available in the main office.

Site Plan

Attached are complete site plans for 777 Valencia. Listed on these plans are locations of all safety equipment:

- Pull Stations
- Fire Extinguishers
- Emergency Exits
- Stairs

These site plans are to be updated and remain in this safety binder. A separate set of site plans are to be made available to The San Francisco Fire Department as well as other local government entities upon request.

Emergency Contact List

Emergencies	911
City Services / Information	311
Police Non-Emergency	415.553.0123
SFPD Mission Station	415.558-5400
SFPDCMissionStation@ci.sf.ca.us	
Fire/Medical Non-Emergency	415.558.3268

Poison Control	800.876.4766
_____ (Manager)	C. 415-
_____ (Security. Manager)	C. 415-

In the event of a fire emergency or critical incident, all 777 Valencia Management on the Emergency Contact List are to be contacted immediately.

Emergency Planning

777 Valencia Management shall insure that emergency procedures are developed and updated annually to minimize risks arising from critical incidents that could threaten employees and or guests. This Safety Program includes the following response plans:

- Fire Emergencies
- Earthquake
- Bomb Threats
- Robbery
- Critical Incidents

The Safety Program must be written, posted and communicated to all employees by means of an Emergency Plan Training Program and updated annually. The Emergency Plan will be made available to all employees upon hire and annual safety training.

The Emergency Plan Training Program will describe in detail the responsibilities of all employees during emergencies and critical incidents. All employees training will be documented by 777 Valencia Management's Safety Training Record.

INTRODUCING

À Côté is a small-plates restaurant in Oakland's charming Rockridge district. Cozy tables surround large communal tables in both the main dining room and on the sunny patio to create a festive atmosphere.

“The ambiance is cutting edge, the service is exceptionally personable and the food can compete with the best.”

- *San Francisco Chronicle*



THE FARE

Small plates reflecting the best of seasonal Mediterranean cuisine are served family-style by a friendly and knowledgeable staff.

Menu items are paired with a carefully chosen selection of over 40 wines by the glass as well as a highly diverse bottled wine menu. Specialty drinks featuring fresh fruits, rare botaniques and fine liqueurs are featured at the bar.



THE CHEF

Named a *RISING STAR CHEF* by the San Francisco Chronicle in 2002, Matt Colgen's food combines French technique and Mediterranean flavors.



IN THE NEWS

À Côté is Close to Perfect

The future of dining can be found in this 75-seat restaurant. The ambience is cutting edge, the service is exceptionally personable and the food can compete with the best. On any given night, chef Matt Colgan, who spent time in Italy and then at 42 Degrees in San Francisco, features about 20 items on the one-page menu.

San Francisco Chronicle
NORTHERN CALIFORNIA'S LARGEST NEWSPAPER

The Small-Plate Club

The most popular dish at À Côté in Oakland is the succulent mussels, beautifully perfumed and enriched with Pernod and served with marvelous bread for dipping. If moules are here, can frites be far behind? And the French fries are irresistible. But so is the broccoli raab flatbread, which will make believers out of those who turn up their noses at the bitter green. The steak comes from the flatiron, a relatively new cut intended to make the shoulder meat tender, and it is.

"We come and we sit at the communal table and we order lots of dishes, so we have that many more interactions with the wait staff," said David Edward, a retired carpenter who was eating at À Côté. "Everybody's talking to each other. Everybody's enjoying themselves. That's what a restaurant is supposed to be about."

The New York Times

The Best Bites of Food in the U.S.A.

The first pomme frite off the stack at À Côté in Oakland is so hot that it burns your fingers and the salt stings your tongue, which is why you must first cool it off with a trip through the aioli sauce, followed by an immediate swallow of wheaty Delerium Tremens ale.

Esquire

Wine: À Côté meets the tapas challenge with style

The place is about as rambunctious as a serious restaurant can be. The Mediterranean menu, the communal table, the pin-lighting and even the wine program conspire to keep it that way. ... Chef Matt Colgan has extrapolated tapas into the French and Italian realms, which wine director Jeff Berlin complements with about 50 wines by the glass. They're tapas-friendly, of course, and that means they serve the simplicity of the food, and never overwhelm it.

San Francisco Chronicle
NORTHERN CALIFORNIA'S LARGEST NEWSPAPER

Jan Newberry, food and wine writer for San Francisco magazine, says she has left her heart in three new restaurants. One is À Côté in Oakland, a Mediterranean tapas bar that has lines even at lunchtime. "Christopher Rossi's twenty-item menu changes often, but there would be a riot if he ever dared not offer the pommes frites," says Newberry, who also recommends the mussels in Pernod, and the lamb with tapenade-roasted Yukon Gold potatoes.

bon appétit

SFGate.com

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Article

SFGate.com

Oakland's A Coté moves back to the top

Michael Bauer

Thursday, August 26, 2010



A COTE RESTAURANT RECEIVES 3-STAR REVIEW FROM MICHAEL BAUER

8/26/10

When I took the first sip of the Corpse Reviver 2, a blend of gin, Lillet, Cointreau, lemon juice and absinthe, I knew A Coté was still on its game.

The bartender didn't know the drink, but my waiter said if I could tell him what was in it, he'd make it. After it arrived and I told my waiter it was perfect, she admitted that she had tasted it and that the bartender was at first skeptical about the combination, but then admitted it was pretty good.

This interaction told me just about everything I needed to know about the 9-year-old Oakland restaurant. Everyone aims to please, from the waiter who continually changes plates and flatware, a rarity at small-plate restaurants, to the kitchen crew that skillfully paces the food.

Matt Colgan, who was a Chronicle Rising Star Chef in 2002, has pretty much stayed the course, with the help of sous chef Michael Cook. However, when I visited the restaurant more than a year ago, it was a little off, so I removed it from the Top 100. Now it appears someone else will be bumped, because this Oakland restaurant is again at the top.

For proof, you don't have to go any further than the wood-oven-roasted game hen (\$16), a dish that makes the most of the Early Girl tomatoes mixed with crisp, roughly torn croutons and arugula bathed in a sprightly dressing. The hen is more like a small chicken, with subtle smokiness permeating every bite of the juicy flesh.

The flatbread (\$13) is exactly what it's supposed to be, with an almost paper-thin, crackerlike crust that shatters with each bite. Toppings change often; ours had chunks of rabbit sausage perfumed with sweet spices, and a thin blanket of pecorino cheese, red onions and tiny Zante grapes.

Some dishes have been on the menu since the restaurant opened, including mussels bathed in a milky broth with Pernod. The dish feels as current as the day it first appeared, though the price has gone from \$9 to \$15 in the ensuing decade.

In fact, the only disappointment was the pomme frites (\$6) with aioli. The flavor was as good as on

previous visits, but most of the fries were less than an inch long and looked like somebody's leftovers. I also could quibble about the orecchiette Calabrese (\$15) with chunks of wild boar sausage, tomato sauce and spigarello, a leafy relative of broccoli, not because it wasn't good but because the sauce was so generously applied that it could have flavored double the amount of pasta.

On the other hand, I couldn't find anything to quibble about with the corn, porcini and fava side dish (\$6). The earthiness of the porcini washed over the sweet bites of corn and fava, creating a mix I couldn't stop eating, even though I was full.

I also seemed to find room for desserts (all \$9), including a blackberry shortcake made with lemon and olive oil and served with blackberry sorbet; and a fresh peach crumble pie with black currant syrup and vanilla ice cream. It was excellent served at room temperature and would have been spectacular if served warm as advertised on the menu.

The restaurant has continued to grow in other ways, too, expanding its selection of wines, premium spirits and beer. There are four on tap, including the Delirium Tremens Blonde Ale from Belgium (\$8), and more than 40 by the bottle, with 17 from Belgium.

A Coté is a restaurant that's keeping pace with the times and remaining about as fresh as it was the day it was opened.

A coté

5478 College Ave. (near Lawton and Taft avenues), Oakland

(510) 655-6469 or acoterestaurant.com

Dinner 5:30-10 p.m. Sunday-Tuesday, until 11 p.m. Wednesday-Thursday, until midnight Friday-Saturday. Full bar. Reservations and credit cards accepted. Difficult street parking.

Overall Rating: THREE STARS
Food Rating: THREE STARS
Service Rating: THREE STARS
Atmosphere Rating: THREE STARS
Prices \$\$
Noise Rating Noise Rating: FOUR BELLS

Ratings key

FOUR STARS = Extraordinary; THREE STARS = Excellent; TWO STARS = Good; ONE STAR = Fair; NO STARS = Poor

\$ = Inexpensive: entrees \$10 and under; \$\$ = Moderate: \$11-\$17; \$\$\$ = Expensive: \$18-\$24; \$\$\$\$ = Very Expensive: more than \$25

ONE BELL = Pleasantly quiet (less than 65 decibels); TWO BELLS = Can talk easily (65-70); THREE BELLS = Talking normally gets difficult (70-75); FOUR BELLS = Can talk only in raised voices (75-80);

Proclamation

WHEREAS, in the early 1990s, the Park Street Business Association was organized to focus on the revitalization of the Park Street Business District; and

WHEREAS, in 1991, the Business and Waterfront Improvement Project was created to also assist in the revitalization of the Park Street Business District; and

WHEREAS, over the past decade, many projects have occurred in the Business District that have helped move it toward its goal of being a revitalized shopping district with a full inventory of both goods and services; and

WHEREAS, one of the most significant projects undertaken to date is that of the "Knowles Block," the east side of the 1300 block of Park Street; and

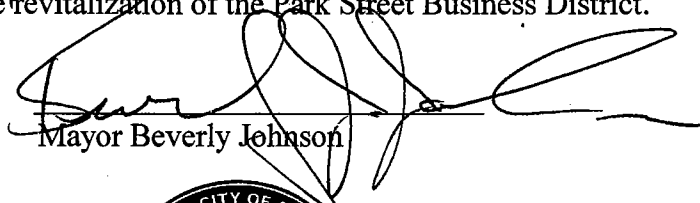
WHEREAS, the Knowles Block is a shining example of comprehensive and sensitively accomplished downtown renovation that has greatly contributed to the overall revitalization of the Park Street Business District; and

WHEREAS, this revitalized block is the result of the dedication, hard work and forward thinking of Mr. John Knowles, owner and developer of the Knowles Block.

NOW, THEREFORE, BE IT RESOLVED that we, the Mayor and City Council of the City of Alameda, do hereby express our thanks to Mr. John Knowles and do hereby proclaim August 16, 2005 as

John Knowles Appreciation Day

in the City of Alameda and urge the citizens of Alameda to join us in thanking John Knowles for his contribution to the revitalization of the Park Street Business District.



Mayor Beverly Johnson

Vice Mayor Marie Gilmore

Councilmember Tony Daysog



Councilmember Doug deHaan

Councilmember Frank Matarrese

Proclamation 3-A
8-16-05

The ALAMEDA ARCHITECTURAL Preservation Society

MAY, 2005

Editor: Ruth Tillman

2005 Preservation Awards

Sunday, May 22, 2005 ~ 7:00 pm

Free open invitation for all!

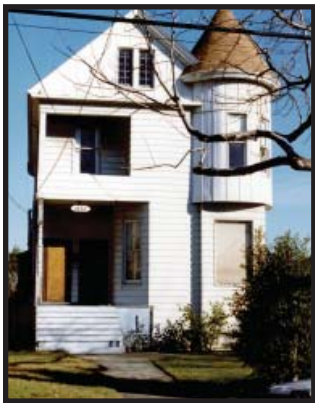
First Presbyterian Church at the corner of Santa Clara Ave. and Chestnut St.

Additional parking available next to and behind Haight Elementary School

The Alameda Architectural Preservation Society would like to invite you to our annual Historic Preservation Award Ceremony. This year we will be holding the ceremony at 2004 Award recipient First Presbyterian Church. A slide presentation of the award recipients will be given. Directly following the presentation there will be a reception.

Loving Stewards Help House Heal Itself

1432 Benton Street



before



after

by Nancy Hird

The Queen Anne Residence built by H.M. Allen in 1891 at 1432 Benton Street has been rejuvenated after years of asbestos, stucco and aluminum siding followed by years of scaffold cladding. When Charles Kahler and Kristen Harber bought the home eighteen years ago, it had been reconfigured into a duplex and looked like a grain silo.

First, Charles and Kristen converted the structure back to a single family home and spent years working on the inside repairing structural decay and updating electrical, heating and plumbing systems. Charles dug out the basement with a spade – a labor Kristen rewarded him with a “little gold shovel award”. The foundation consisted of a few layers of brick topped with rotting wood boards. Working section by section, the house was supported with beams throughout the foundation and fireplace footing replacement. Concern for earthquake damage also led them to bolt the house to the new foundation. The bricks were used to create a walkway to the front steps. Conveniently, they quickly became covered with moss and look like they have been in their current location since 1891.

As work moved to the exterior of the home, the first project was to install a portico. Charles bought the entrance structure from a Marcuse and Rimmel home that had burned down on Santa Clara. As he installed it,

he had to remove the aluminum siding and saw shingles appear. Section by section, aluminum was removed. Charles framed the portico with salvaged vertical columns modified to fit. He says, “the aluminum siding gave him some license for creativity to slightly embellish on the original design.” With this in mind, he topped the portico with a small gable, as was installed on the house on Santa Clara. Railings, balusters and a wrought iron fence were purchased from salvage companies, antique stores, garage sales and Victoriana. This became expensive so the basement became a wood working shop and Charles started turning wood to make his own banisters, spindles, shingles and brackets. Over 200 brackets were made from Charles’s brother’s former redwood deck. Charles used the ghost markings to determine the proper size of the brackets. Some of the shingles were originally fish scales and some of a more geometric design. These were matched and replaced using the original patterns.

The column on the second story porch had been boxed in and the top gable presented a real challenge. Nails held the aluminum siding into stucco so Charles designed a triangular piece to install over the existing mistreatment. The window in the turret was flush to the turret’s surface. Charles wanted a sill and rather than just adding shingles, he made a form and steamed wood so it would curve.

The windows of the home are still a work in progress. When the house was a duplex, a second apartment front door existed. It was replaced with a leaded glass piece big enough to fit the space. Leaded glass was placed in the basement windows on the sides of the house. Charles and Kristen plan to replace the front and side windows under the turret perhaps with beveled glass. They are thinking of replacing the dining room window with stained glass.

Alameda’s Phoenix House 1525 Minturn Street

By Chris Buckley and Josie Ramos

On Wednesday, June 27, 2001, a fire displaced the Ramos family from their home at 1525 Minturn Street. The house was built in the early 1890s and is one of a group of similar and very distinctive Victorian houses on the block designed by the locally important architects and developers Marcuse and Rimmel.

By the time the fire was extinguished, most of the roof had been removed and much of the house destroyed. However, most of the architecturally significant front façade below the roofline survived. Numerous



before



after

contractors approached the owners in the following days and weeks offering their services. It was through this process that the owners were given the name of designer Will Harrison. They began working with Mr. Harrison in January 2002 and submitted a plan for review by the City in February.

The original plan involved demolishing the fire damaged structure and replacing it with a simplified version. Because the building was on the City's Historic Building Study List, the demolition required approval by the City's Historical Advisory Board (HAB). The HAB voted against the demolition. The City Council affirmed the HAB decision upon appeal. The plans were then revised to rehabilitate the fire damaged structure and were finally approved in early 2003.

By spring 2003, the foundation work began with Ken Gutleben as the contractor. In approximately two months, the foundation work was done. After the foundation was finished, the selection of the general contractor started. With the help of "Simply Sue," a local Alameda consultant, Pacifica Construction in Oakland was selected. Their selling points were that they were easy to work with and were experienced with Victorians.

Construction on the house started in October 2003 and lasted about a year. Pacifica Construction started work on the downstairs electrical and plumbing first. As they progressed with the internal framing, they also worked on the exterior. Rebuilding the roof started around January 2004. For ease of installation, a truss system was built off site and then placed on top of the walls.

As many of the exterior details as possible were salvaged and reused. Most of the siding at the front of the main floor is original, but the siding at the lower level is new. Much of the original siding that could not be retained in place was used on a new garage at the back of the property. The top of the destroyed front gable was modeled from an identical house on Lafayette Street. The gable was constructed separately and laid on top of the front facing slope of the new hip roof. Salvaged details such as the "bulls-eye" bosses on the front bay window were stripped by J.D. Harpe and Co. in Alameda. About half of the bosses were missing and had to be replaced. These and many of the other missing details, such as the small brackets under the front gable were fabricated by Haas Woodworking in South San Francisco. Haas also replaced one of the entry stair's newel posts after the original was stolen. Other detailing, such as the scrollwork on the front bay window was made by

Pacifica Construction. New dual glazed wood windows were made by Ocean Sash and Door in San Francisco.

Although charred on the inside, the original paneled Eastlake style front door was reused with new plywood surfaces on the inside. The sandblasted glass transom showing the street address above the front door is new. The color scheme was borrowed from a beautiful home located on High Street, one block south of Encinal, and uses gold leaf on the boss buttons and other details.

The three rooms in the front of the house remained in the Victorian style. Framing for pocket doors was discovered during demolition, so the owners took advantage of that and installed new pocket doors. The dining room and former bedroom were previously joined by a single doorway, but are now combined into a single space since much of the former wall was torn down. The rear portion of the home is completely new and therefore reflects a more contemporary style. The ceilings were restored to their former heights of 11 feet, eliminating the drop ceilings installed by a previous owner. As part of the foundation work, the downstairs was dug out to provide adequate headroom while maintaining the original height of the exterior basement walls. The lower level now comfortably houses four bedrooms, two baths, utility room and numerous closets and storage areas. When the owners first saw Will Harrison's plan showing all that could fit in the downstairs footprint they knew he was worth every penny.

The owners are pleased with the final outcome and have received many compliments from neighbors and friends. Since the completion in October 2004, others on the street have been busily working on improving their homes. Mike Kirby, owner of Pacifica Construction, was a joy to work with and very accommodating when it came to changes to the original plan.

"PEOPLE PLACES"

1336 and 1364 Park Street

by Denise Brady

When the Naval Air Station closed down in 1997, doom and gloomers predicted bad times for Alameda. Not John (Jack) Knowles, he envisioned something very different for this island city when he bought the two buildings on Park Street from the Delanoy family. Jack has found his niche in the world of commercial real estate. He has a passion for older buildings and for the interaction of everyday life. "You need to work in neighborhoods, retail follows people. It's all about people coming together. Alameda is terrific in that aspect".

1364 Park Street- (currently Starbucks). The corner building at Park and Central was originally a Victorian building constructed in 1890 for Mr. Fritz Boehmer at a cost of \$30,000 and was known as the Post Office Block. It was designed by prominent San Francisco Architect William Patton who lived in Alameda. In 1894 it was purchased by Mrs. Farnham who then sold it to the Delanoy family in 1924. It was then known as the Commercial National Bank Building. In 1938 it was extensively remodeled by Oakland architect William Schirmer in the Streamline Moderne style which is how it exists today.

The building is over 30,000 square feet and had substandard utilities when Jack purchased it. Finding a tenant for that kind of space would be very difficult. It was essentially functionally obsolescent. He believed he could make something out of it. The project involved extensive seismic strengthening and utility upgrades. "Downtown did not have enough electricity, so I brought in a new cable for additional power. It was a huge amount of work and very expensive, but necessary to make the project viable."

The use of steel seismic bracing on the ground floor allowed them to open the building to the street, creating retail spaces accentuated with dramatic full height glass and transom windows with nine foot tall doors. It is still a huge building with the flexibility for changes in future



before



after

use. The ground floor was designed to compliment the existing style of the building without becoming too contemporary. The decorative light fixtures provide a “deco” detail and the divided light transom detail echo the horizontal bands on the second

floor. The new addition to the rear continues the simple detailing and decorative bands in the same style of the main building.

1336 Park: (currently Tomatina). This Classical Revival building was originally contracted in 1901 as a one story building by Delaney and Randlett. The second story was added in 1902. A rear annex was added in 1904, known as the “Park Theater” and it was Alameda’s first Vaudeville and cinema theater. The annex still exists and Jack recently discovered a beautiful tin ceiling which had been hidden for years.

Both of the Park street buildings originally had offices on the second floors. Two notable tenants of the corner building were renowned architects Joseph A. Leonard and Charles Shaner. During World War II there was a housing shortage in Alameda due to the influx of civilians working at the Naval Air Station and the second floor offices were converted to apartments.

Despite the huge amount of work and expense, Jack says it has been worth it. He is grateful for all the effort that went into it by his architect Lisa Harvey and his contractor Jeff Doolittle. The project brings a new vitality to downtown Alameda with lively outdoor seating areas and an inviting mix of restaurants, boutiques and offices. “Downtown reflects the fabric of life in a community. A good way to grow a neighborhood is to start with a coffee shop and a bookstore”. He is happy with the results and says “I want to own them the rest of my life”.

City Hall West Alameda Point

by Dick Rutter

Background: In 1938, the U S Navy began construction of a Navy Base which would eventually cover some 1575 acres in the West End of Alameda. With the fall of the Soviet Bloc, it became apparent to the U.S. Government that a commensurate downsizing of the U.S. Military Establishment could safely take place. In 1993, NAS Alameda was listed as one of those bases which would be disestablished. In

1997, the Navy formally ceased operations at NAS Alameda, and the transition to civilian uses, managed by the City of Alameda, really began moving in earnest.

Original Design and Construction: Constructed in 1940, NAS Alameda’s Base Administration Building (Bldg 1), is one of the most significant contributors to the singularly uniform architectural character of the Base. Designed in a simplified Streamline Moderne Style, the Admin Building is constructed of poured-in-place concrete. Curving elements and horizontal recessed bands accentuated by contrasting paint colors between the windows on its two floors streamline the design. The windows, originally wood, but over the years replaced by the Navy with aluminum were designed to highlight the horizontality of the facades. The Admin Bldg was laid out in the shape of the letter “E”, allowing natural light and cross ventilation to enter every interior room.

Original Use: The Base Administration Building was the headquarters building for the Naval Base Commander and his Base Operations Staff, as well as for the Commander and Staff of Fleet Air Alameda, a separate operations command. COMFAIRALAMEDA, to use a Navy acronym, was responsible for the operations of NAS Alameda, NAS Fallon, Nevada, Naval Auxiliary Field Crows Landing (near Stockton), the Naval Air Rework Facility (NARF), as well as Aviation Electronic Warfare Equipment and Training. In addition, Aircraft Squadrons located at NAS Alameda were assigned by COMFAIRALAMEDA to various Air Wings operating from aircraft carriers, as well as from land bases throughout the world. COMFAIRALAMEDA coordinated the operation of nearly half a dozen aircraft carriers and support ships homeported at the Navy Base, and also coordinated their repairs and upgrades with Hunters Point Shipyard. While the Base Commander was a Captain in rank, COMFAIRALAMEDA was an Admiral in rank--in later years commanded by the slightly lesser rank of Commodore.

New Use: In order to formally establish a permanent presence on the former base, now named Alameda Point, the City of Alameda remodeled the Base Admin Building, and named it City Hall West. Currently some 102 City employees in various departments, the largest of which are the Public Works and Development Services, departments work out of this building. In order to bring the building into compliance with current building codes and accessibility ordinances, the addition of a public elevator, remodeled public toilets, accessible ramps, and the like had to be incorporated into the existing structure. A new roof was installed, and a new landscaped patio was constructed from a parking lot.

AAPS Preservation Award: The City of Alameda has sensitively remodeled the former Base Administration Building for enhanced Community benefit and use. In creating City Hall West, the City of



PRESERVATION HALL

-Live New Orleans Jazz Since 1961-



Located in the heart of the French Quarter, Preservation Hall is known the world over as both the home of Traditional New Orleans Jazz and headquarters to the Preservation Hall Jazz Band. This iconic American institution was established in 1961 by Allan and Sandra Jaffe with the dual intention of preserving this uniquely American art form and providing some of its earliest practitioners the opportunity to earn a living performing

the music they had pioneered and kept alive for so many years. To this day, Preservation Hall's evening performances are recognized as some of the world's last "pure musical experiences," presenting authentic, traditional New Orleans jazz played by the city's finest.

The building which today houses Preservation Hall was originally built in 1817, with portions of the structure dating as far back as the 1750s. Over the course of its existence, the property has served variously as a private residence, a tavern, and a photo studio. In the 1950s the room that today houses Preservation Hall's nightly performances served as the Associated Artists Gallery, owned and operated by Larry Borenstein. It was Borenstein who first hosted some of the city's most historic musicians in a series of informal performances, generating business for the gallery and tips for the players. It was from these early sessions that the concept for Preservation Hall would grow and bloom.



The Preservation Hall Jazz Band

The Preservation Hall Jazz Band derives its name from Preservation Hall, the venerable music venue located in the heart of New Orleans' French Quarter, founded in 1961 by Allan and Sandra Jaffe. The band has traveled worldwide spreading their mission to nurture and perpetuate the art form of New Orleans Jazz. Whether performing at Carnegie Hall or Lincoln Center, for British Royalty or the King of Thailand, this music embodies a joyful, timeless spirit. Under the auspices of current director, Ben Jaffe, the son of

founders Allan and Sandra, Preservation Hall continues with a deep reverence and consciousness of its greatest attributes in the modern day as a venue, band, and record label. *(Continued next page)*

PRESERVATION HALL

726 Saint Peter Street New Orleans, LA (504) 522-2841



PRESERVATION HALL

-Live New Orleans Jazz Since 1961-

The PHJB began touring in 1963 and for many years there were several bands successfully touring under the name Preservation Hall. Many of the band's charter members performed with the pioneers who invented jazz in the early twentieth century including Buddy Bolden, Jelly Roll Morton, Louis Armstrong, and Bunk Johnson. Band leaders over the band's history include the brothers Willie and Percy Humphrey, husband and wife Billie and De De Pierce, famed pianist Sweet Emma Barrett, and in the modern day Wendell and John Brunious. These founding artists and dozens of others passed on the lessons of their music to a younger generation who now follow in their footsteps like the current lineup.



For more on Preservation Hall and The Preservation Hall Jazz Band, please visit

<http://www.preservationhall.com>

PRESERVATION HALL
726 Saint Peter Street New Orleans, LA (504) 522-2841



Oakland Fox curtain to lift once again

BY RICK RADIN
 EAST BAY BUSINESS TIMES CONTRIBUTOR

After nearly a decade of planning and hard work, one of Oakland's best-known icons of the past soon will take center stage in the city's Uptown district – and no one is more excited than Phil Tagami and Pat Dedekian.

Tagami of California Commercial Investments in Oakland, the project manager for the restoration of Oakland's long-closed Fox Oakland Theater, epitomizes the love and community spirit that has gone into the \$74 million project.

As it has with many other longtime Oakland residents, the Fox played a role in the life of Tagami, who was born in the city in 1965, about a year before the theater closed for the first time after a continuous 38-year run. The theater was the place his parents went on their first date in 1958.

As it was for the elder Tagamis, the Fox project has been



a coming together, this time for an array of supporters and stakeholders that include the city, state and federal governments, historic preservationists, developers and financiers, corporations and labor unions, as well as a key entertainment promoter. Another Planet Entertainment of Berkeley.

The restoration is part of a wave of development transforming the Uptown neighborhood that has included millions of dollars in high-density housing construction and the opening of new, upscale restaurants such as Flora and Luka's Tap Room and Lounge.

For Tagami and Dedekian, who founded Friends of the Oakland Fox Inc., the group that has provided much of the momentum for the project, the effort has been all about keeping alive an era that is disappearing as fast as those who can remember the heyday of the grand movie palaces.

THEATER, PAGE 16



Top, restoration work is bringing the Fox interior back to its 1920s grandeur. Above from left, Phil Tagami of California Commercial Investment, Patricia Dedekian of Friends of the Oakland Fox Inc. and architect James Hellbronner of Architectural Dimensions.

Photos by Stephanie Sorensen | East Bay Business Times

STATE FUND
EMPLOYER EDUCATION SERIES
Have Drivers? Fleet Safety Workshop

CHP and Cal/OSHA representatives will discuss fleet safety and how to incorporate this subject into your company's workers' compensation Injury and Illness Prevention Program.

FREE WORKSHOP

Register NOW!

Please Join Us On
Wednesday, September 17, 2008
7:30 a.m. - 12:00 p.m.
State Compensation Insurance Fund
5890 Owens Drive Gateway
Pacific/Atlantic Conference Room
Pleasanton, CA 94588

To register, or for more information, contact Grace Virrey at State Fund by phone at (925) 523-5617 or visit www.scif.com and go to Seminars.

State Compensation Insurance Fund is not a branch of the State of California.



From left, James Hellbronner, Patricia Dedekian and Phil Tagami.

THEATER: It won't be a profitable venture

FROM PAGE 15

"Before the advent of television there were in excess of 45 theaters in Oakland that are no longer around today," Tagami said. "The Fox and other movie houses were key elements of everyday life."

Originally opened on Oct. 27, 1928, as the West Coast Oakland, with a movie screen and stage entertainment, the theater changed its name to the Fox Oakland the following year, after Fox Theaters purchased the West Coast theater chain. It had between 3,200 and 3,600 seats, making the theater — along with the restored Paramount Theater a couple of blocks away on Broadway, and the long-demolished Fox San Francisco — among the largest movie venues on the West Coast.

The Fox Oakland prospered during the Depression and World War II but went into a slow decline in the 1950s, before it reverted to showing second-run movies at discount prices in the '60s. It closed its doors for the final time in 1970 and was abandoned along with other commercial buildings along Telegraph Avenue in downtown Oakland.

So things remained until 1999 when Dedekian, a member of the Oakland Heritage Alliance, began the effort to give the Fox Oakland a new life. Dedekian said the theater was on the organization's list of the top 10 most-endangered historic buildings in Oakland.

"When I first laid eyes on that theater, I stopped in my tracks," Dedekian said. "It was gorgeous, but the roof was leaking, and there were mushrooms growing on the carpets."

Dedekian, Tagami and their allies have raised about \$52 million from about 30 separate private and government sources for the restoration, Tagami said. The city of Oakland has contributed \$36 million alone, and tax-credit investors include the National Trust for Historic Preservation, Bank of America and the Charter School Development Corp. Corporate donors include CBS Outdoor, American Express, Signature Properties and Forest City Development. Another of Tagami's companies, California Capital Group, has been managing the financing and construction for a 2 percent fee.

In addition, about \$500,000 has been raised from corporate and individual donors who have purchased brass plaques that will be placed in the sidewalk in front of the theater. The fundraising is ongoing on the Web site www.foxoakland.org.

"It's not going to be a profitable venture or a break-even proposition," Tagami said. "Far greater than economic value will be the social and cultural value. It's what I call 'advanced citizenship.' We looked at

the project as a series of scenarios that had different levels of restoration."

The first and most visible step was the refurbishing of the theater marquee and sign, which were re-lit in the fall of 2001. Fundraising and construction have accelerated since then, and workers are now putting the finishing touches on classrooms and rehearsal space for the Oakland School for the Arts, a charter school that will operate in what was once office space that surrounds the main theater.

Work on the theater itself is partially completed: the Moorish, Alhambra-style interior walls have been restored and soot from decades of tobacco smoke has been cleaned from the intricately designed plaster ceiling panels that are painted to look like wood. On either side of the stage, two seated figures resembling icons from a Buddhist temple await a cleaning and fresh paint. The figures are holding pots that once emitted smoke during performances. The seats, which are yet to be installed, will be new but designed to resemble the originals.

The Oakland School for the Arts is scheduled to move into its new quarters in late October, and the grand opening of the theater is tentatively planned for Jan. 15.

Another Planet Entertainment LLC, which produced the Outside Lands Festival in San Francisco in August, will be promoting rock, folk and soul music concerts at the Fox — most likely beginning early next year — that promise to draw even more people to downtown Oakland after dark.

"We have a long, multiyear contract to operate and book the theater," said Gregg Perloff of Another Planet. "We were involved every step of the way."

The restoration will provide an open floor for dancing and/or standing room area in front of the stage, where tables can be set up for cabaret-style entertainment, along with fixed seats in the balcony.

Perloff, a veteran of Bill Graham Presents, said he hopes to lure East Bay fans to the theater as an alternative to the longer trek to San Francisco to see shows at the Fillmore, Warfield and other venues. He thinks the Fox's retro charm can make it a destination for San Francisco music fans, as well.

"Here is the most magnificent theater in the Bay Area, and it's a real tragedy that it wasn't in use for all those years," Perloff said. "It's absolutely stunning, with a phenomenal design. It was a big hit from the moment it opened. It's the right size, with great acoustics."

Perloff plans to cater to a somewhat younger crowd than the Paramount — home of the Oakland East Bay Symphony, but also to many rock and soul music events — meaning that headliners will tend to be more contemporary than those who have attracted crowds to the Paramount in recent years.



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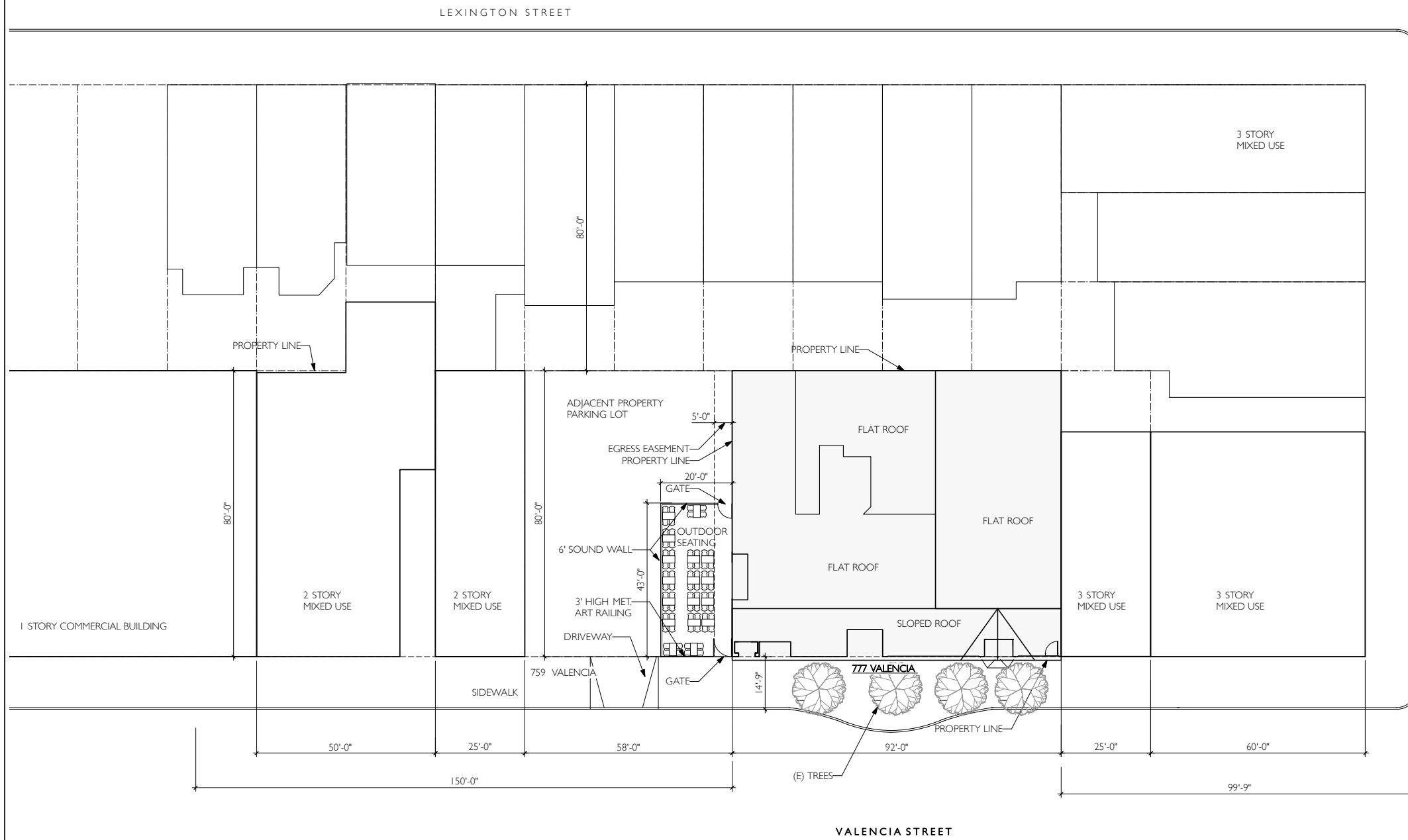
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777 VALENCIA STREET



SITE PLAN
A1
Scale: 1/16" = 1'-0"



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- A1 SITE PLAN / ROOF PLAN
- A2 EXISTING FLOOR PLAN
- A3 FIRST FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 EXTERIOR ELEVATIONS
- A6 BLOCK PHOTOS

PROJECT DATA

ADDRESS: 777 VALENCIA STREET
SAN FRANCISCO, CA 94110

BLOCK/LOT: 3589 108
3589 088

ZONE: NEIGHBORHOOD COMMERCIAL

CONSTRUCTION TYPE: VN

SPRINKLERED: NO

STORIES: 2

OWNER: VALENCIA SF PROPERTIES, LLC
2414 CENTRAL AVE
ALAMEDA, CA 94501
510 290-8700

ARCHITECT: LISA HARVEY ARCHITECT
28 1/2 PRECITA AVENUE
SAN FRANCISCO, CA 94110
415 648-4812, 415 641-0482 FAX

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

PROJECT SHALL COMPLY WITH 2007 CBC AND CITY OF SAN FRANCISCO ORDINANCES

GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE (E) SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR OMISSIONS. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION KNOWING IT INVOLVES A RECOGNIZED DISCREPANCY, ERROR, OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR CORRECTION.
3. ALL WORK SHALL EQUAL OR EXCEED ALL CURRENT APPLICABLE BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SAFETY, ZONING CODES AND ORDINANCES.
4. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY LISA HARVEY.
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6. DIMENSIONS ARE TO FINISH FACE UNLESS NOTED. CONTACT ARCHITECT IF ANY DIMENSIONING DISCREPANCIES ARISE.
7. PLANS HAVE BEEN PREPARED TO MEET REQUIREMENTS OF 2007 CBC.
8. ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, IS TO BE COMPLETED UNDER SEPARATE CONTRACT.
9. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

ABBREVIATIONS

ABV	ABOVE	FSEC	FOOD SERVICE EQUIP. CONTRACTOR
ADJ	ADJACENT	FRP	FIBERGLASS REINFORCED PANEL
AFF	ABOVE FINISHED FLOOR	FO	FACE OF
AP	ACCESS PANEL	GA	GAUGE
ACT	ACOUSTICAL CEILING TILE	GC	GENERAL CONTRACTOR
A/C	AIR CONDITIONING	GL	GLAZING, GLASS
ALT	ALTERNATE	GYP	GYPSPUM
ARCH	ARCHITECT (URAL)	HDRWY	HARDWARE
BLKG	BLOCKING	HORIZ	HORIZONTAL
BD	BOARD	INT	INTERIOR
BOT	BOTTOM	INSUL	INSULATION
BLDG	BUILDING	MAX	MAXIMUM
CLR	CLEAR	MECH	MECHANICAL
CLG	CEILING	MIN	MINIMUM
CONC	CONCRETE	MTL	MATERIAL
COL	COLUMN	MTL	METAL
CPT	CARPET	(N)	NEW
CMU	CONCRETE MASONRY UNIT	NIC	NOT IN CONTRACT
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CG	CORNER GUARD	O/	OVER
DTL	DETAIL	O.C.	ON CENTER
DIAM	DIAMETER	O.S.C.I.	OWNER SUPPLIED, CONTRACTOR INSTALLED
DIM	DIMENSION	PSI	POUNDS PER SQUARE INCH
DR	DOOR	PBO	PROVIDED BY OWNER
DWG	DRAWING	PLAM	PLASTIC LAMINATE
DF	DRINKING FOUNTAIN	PLYWD	PLYWOOD
DISP	DISPENSER	REF	REFRIGERATOR
(E), EX	EXISTING	REG	REGISTER
EA	EACH	RD	ROOF DRAIN
EL, ELEV	ELEVATION	RO	ROUGH OPENING
ELEC	ELECTRICAL	SEC	SECTION
EQ	EQUAL	SH	SHOWER HEAD
EXT	EXTERIOR	SHT	SHEET
FBO	FURNISHED BY OTHERS	SIM	SIMILAR
FF	FINISHED FLOOR	SQ	SQUARE
FT	FEET	SS	STAINLESS STEEL
FLR	FLOOR	TBD	TO BE DETERMINED
FLUOR	FLUORESCENT	TYP	TYPICAL
FOF	FACE OF FINISH	UNON	UNLESS OTHERWISE NOTED
FOS	FACE OF STUD	VIF	VERIFY IN FIELD
FIN	FINISHED	WSCT	WAINSCOT
		WH	WATER HEATER

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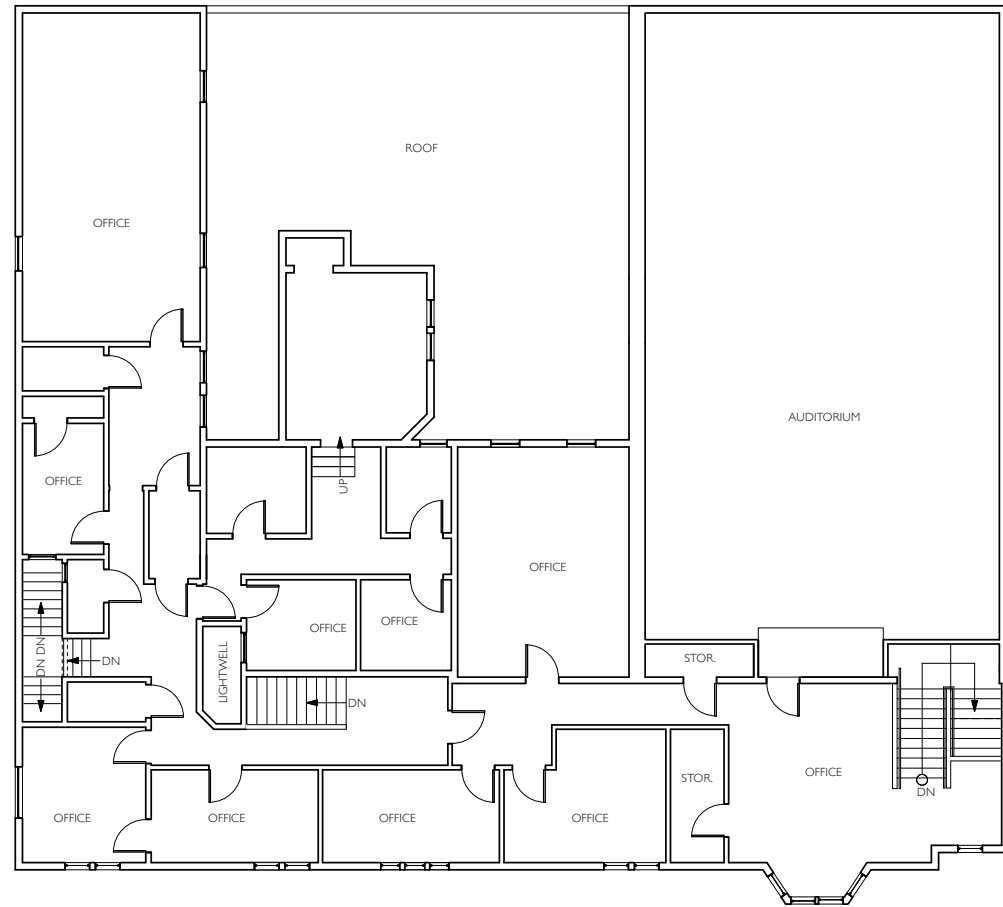
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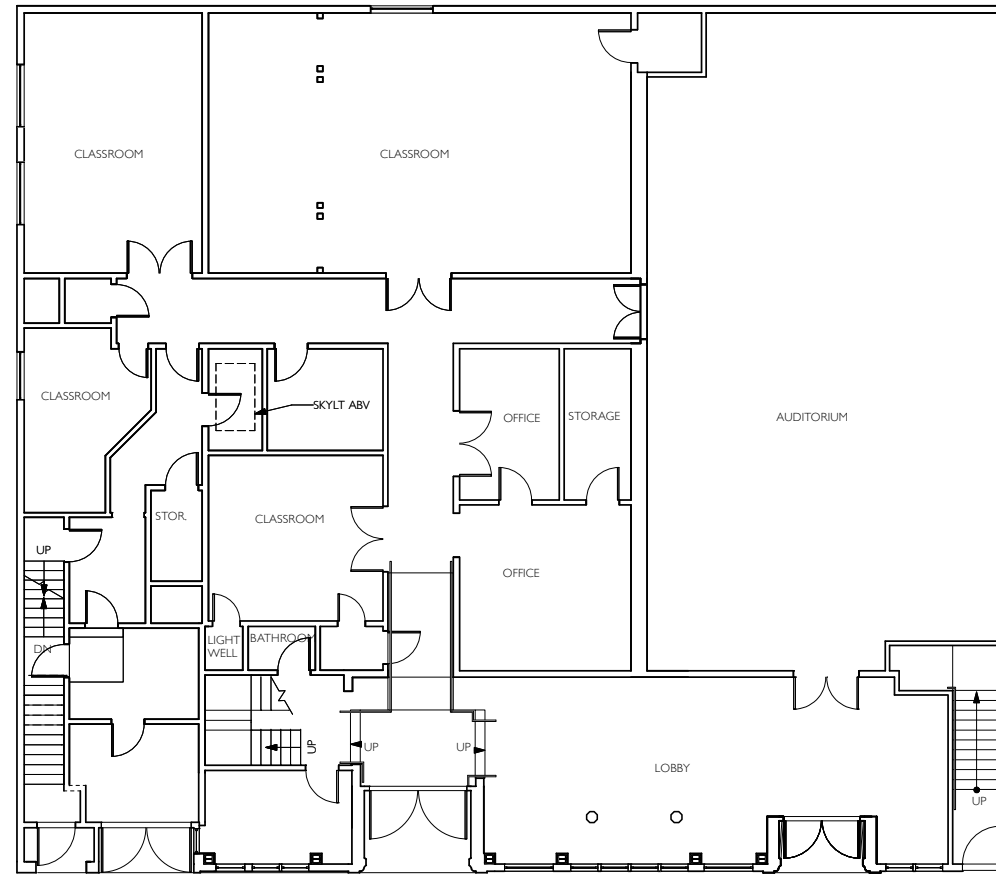
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date:

drawing #: **A.1**



1
A2 SECOND FLOOR EXISTING PLAN
Scale: 1/8" = 1'-0"
3955 SF



2
A2 FIRST FLOOR EXISTING PLAN
Scale: 1/8" = 1'-0"
7223 SF

WALL LEGEND

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

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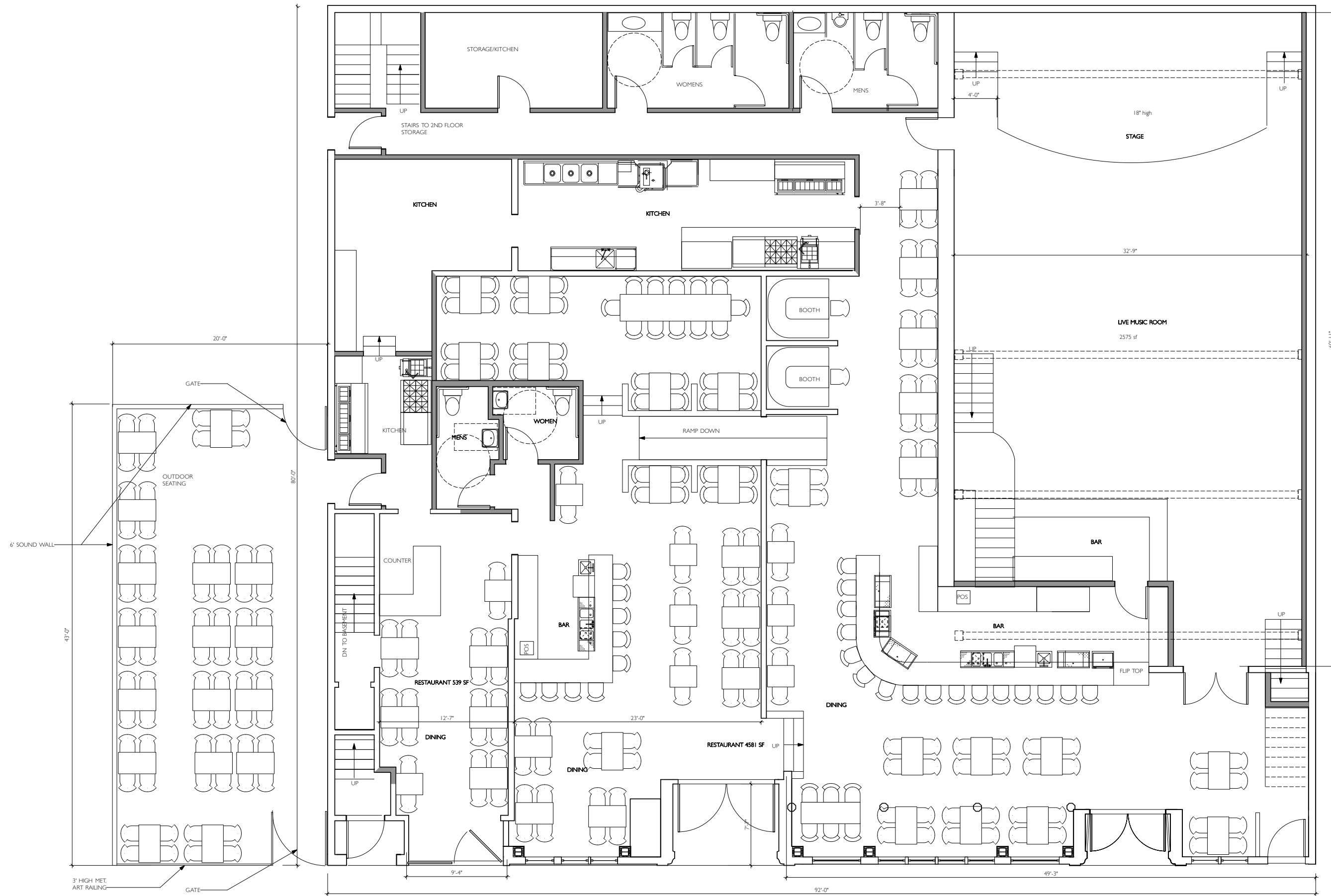
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scale: AS NOTED

revisions:

date:

drawing #:
A.2



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



WALL LEGEND

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

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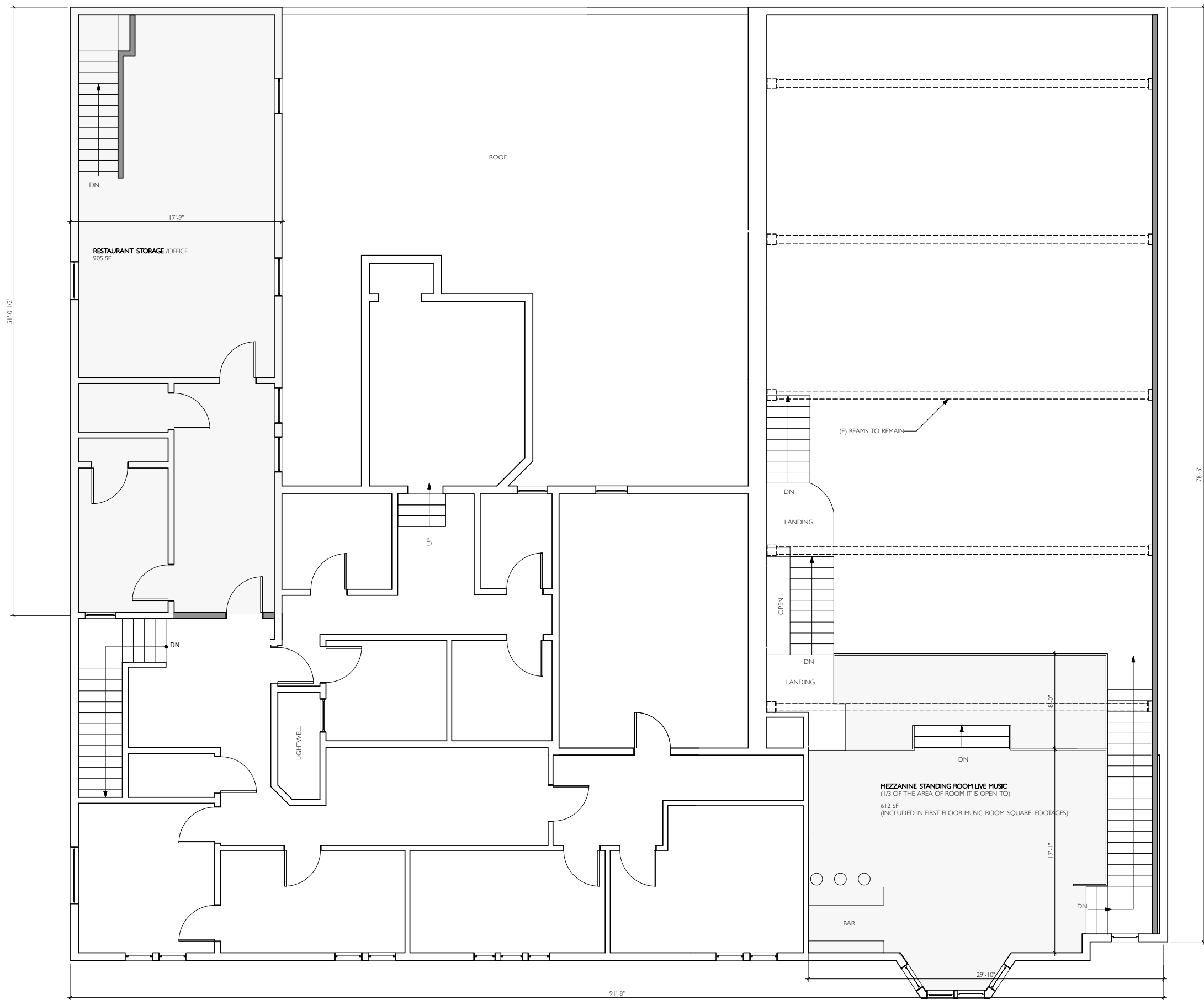
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drawing #:
A.3



1 SECOND FLOOR PLAN
 A4 Scale: 1/4" = 1'-0"

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 SECOND FLOOR PLAN
 scale: AS NOTED
 revisions:
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A.4

ARTIST RC



SOUND WALL

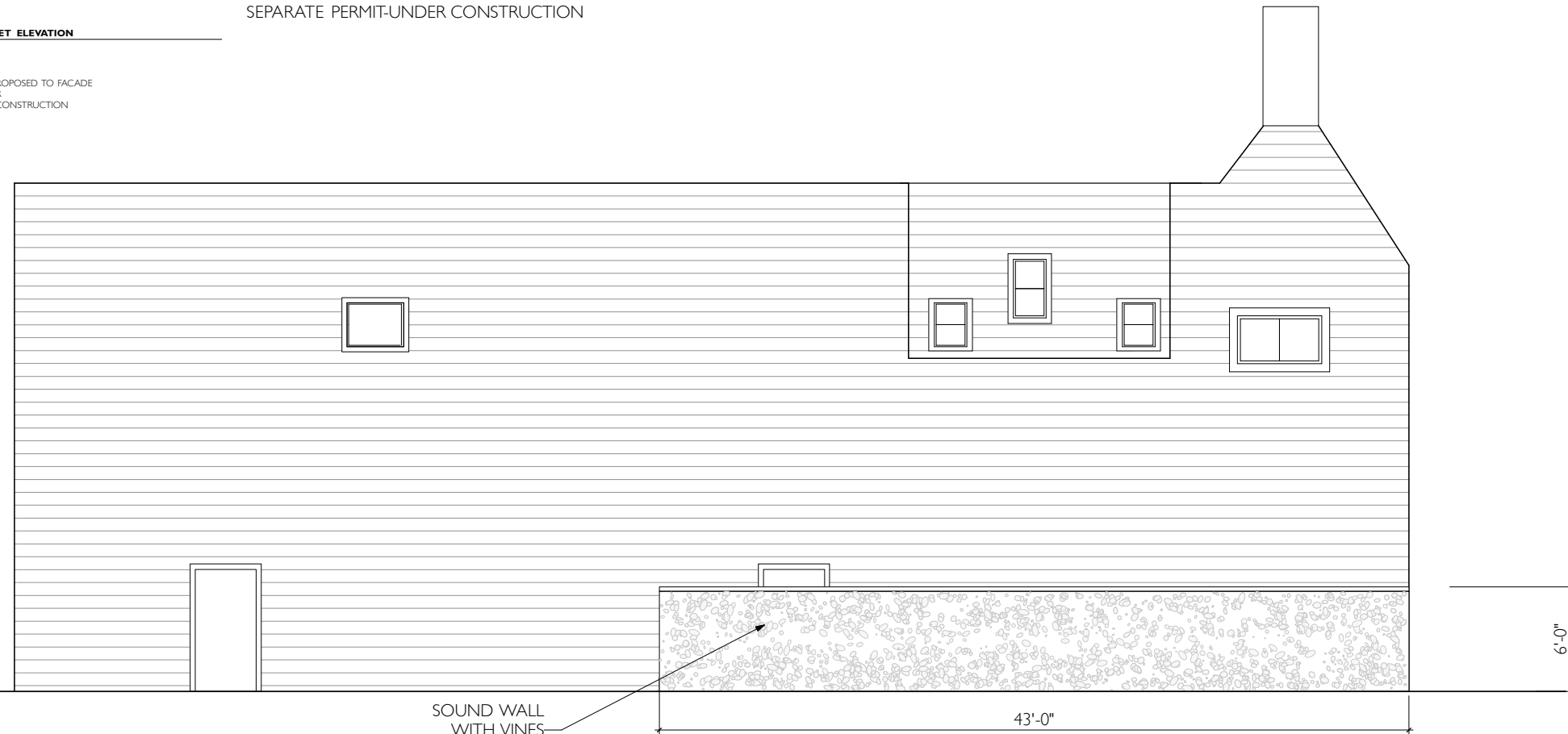
6'-0"

3' HIGH CURVED METAL RAIL

NO ADDITIONAL WORK PROPOSED TO FACADE
 FACADE APPROVED UNDER
 SEPARATE PERMIT UNDER CONSTRUCTION

1 VALENCIA STREET ELEVATION
 A5 Scale: 1/4" = 1'-0"

NO ADDITIONAL WORK PROPOSED TO FACADE
 FACADE APPROVED UNDER
 SEPARATE PERMIT UNDER CONSTRUCTION



SOUND WALL WITH VINES

43'-0"

6'-0"

2 NORTH ELEVATION AT PARKING LOT
 A5 Scale: 1/4" = 1'-0"

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 EXTERIOR ELEVATIONS

scale: AS NOTED

revisions:

date:

drawing #:
A.5



759 VALENCIA STREET
SUBJECT PROPERTY

777 VALENCIA STREET
SUBJECT PROPERTY

1 VALENCIA STREET EAST SIDE
A6 Scale: Actual Size



2 VALENCIA STREET WEST SIDE
A6 Scale: Actual Size

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PHOTOS

scale: AS NOTED

revisions:

date:

drawing #: **A.6**