



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: APRIL 2, 2015

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* March 26, 2015  
*Case No.:* **2014.1520C**  
*Project Address:* **561-563 Valencia Street**  
*Zoning:* Valencia Street Neighborhood Commercial Transit District  
Mission Alcoholic Beverage Restricted Use District  
55-X Height and Bulk District  
*Block/Lot:* 3569/041  
*Project Sponsor:* Chad Robertson  
Bar Tartine  
561 Valencia Street  
San Francisco, CA 94110  
*Staff Contact:* Brittany Bendix – (415) 575-9114  
[brittany.bendix@sfgov.org](mailto:brittany.bendix@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The subject restaurant, Bar Tartine (approx. 1,521 square feet), first opened in 2006 at 561 Valencia Street. In 2011 the restaurant expanded into the adjacent retail space at 563 Valencia Street (approx. 998 square feet) and also acquired basement storage space (approx. 876 square feet). The expansion accommodated a larger seating capacity, on-site production of baked goods, and a day-time take-out use. The Project will legalize both: (1) the expansion of the restaurant to 3,400 gross square feet per Planning Code Sections 121.2 and 726.21; and, (2) the conversion of the retail space at 563 Valencia Street per Planning Code Section 726.44. The proposed restaurant use is an independently and locally owned neighborhood-serving use.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the east side of Valencia Street, between 16<sup>th</sup> and 17<sup>th</sup> Streets, Block 3569, Lot 041. The subject property is located within the Valencia Street Neighborhood Commercial Transit District (NCT), the Mission Alcoholic Beverage Restricted Use District and a 55-X Height and Bulk District. The property is developed with a three-story mixed-use building of approximately 18,216 square feet, constructed circa 1907. The ground floor contains two restaurants (d.b.a. Locanda and Bar Tartine) and a residential hotel use above (d.b.a. the Curtis Hotel). Prior to Bar Tartine's expansion, the last known commercial use at 563 Valencia Street was a luggage retail store (d.b.a. Hideo Wakamatsu).

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is situated on the east side of Valencia Street, between 16<sup>th</sup> and 17<sup>th</sup> Streets, in the northern half of the Valencia Street NCT Zoning District. Directly north of the subject property are two retail uses (d.b.a. Mission Workshop and Therapy). Directly south of the property are two additional retail uses (d.b.a. Western Wear and Monument). Directly across the property, on the west side of Valencia Street, is a retail use (d.b.a. Blue Dot) and a restaurant use (d.b.a. West of Pecos). The broader area is similarly characterized with a mix of retail and eating/drinking establishments, the latter tending to cluster more closely to the intersection of Valencia and 16<sup>th</sup> Streets which has become a citywide destination given its proximity to the 16<sup>th</sup> Street BART Station.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 11, 2015	March 13, 2015	22 days
Posted Notice	20 days	March 13, 2015	March 13, 2015	20 days
Mailed Notice	10 days	March 13, 2015	March 13, 2015	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## **PUBLIC COMMENT**

- The Department has received six letters of support for the proposal. Additionally, since the expansion has occurred, the Department has not received any complaints relative the active operations.

## **ISSUES AND OTHER CONSIDERATIONS**

- On July 30, 2013, the Board of Supervisors adopted Ordinance No. 180-13 (File No. 130459) that required the conversion of a retail use to a restaurant use within the Valencia Street NCT Zoning District. Although the applicant had already submitted a Building Permit Application in November of 2011, prior to the effective date of this legislation, they had yet to file and pursue a required Conditional Use Authorization application for use size. Further, they had also began to operate without benefit of a permit. At this time, the Department has not received any other retail to restaurant conversion requests within the Valencia Street NCT Zoning District that would require Conditional Use Authorization.
- The Commerce and Industry Element of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments within NCD's. The project proposes expanding an existing restaurant that brings the proportion of total commercial frontage dedicated to food and beverage uses within the entire Valencia Street NCT to 23.1 percent. This is

below the recommended threshold of 25 percent. However, per Planning Code Section 303(p) the new restaurant use brings the proportion of total commercial frontage dedicated to food and beverage uses, within 300-feet of the subject property to 27.8 percent, which is above the recommended threshold of 25 percent.

- The proposed restaurant expansion and conversion of retail space will largely accommodate a bakery production area that, beyond supplying food for the existing restaurant, produces baked products as specialty retail goods for consumption off-site. The proposal thereby integrates a selection of neighborhood serving uses and opportunities for employment that extend beyond a standard restaurant use.
- The owners of the restaurant, Elisabeth Prueitt and Chad Robertson, are independent and local entrepreneurs who opened both their first business, Tartine Bakery (2002), and their second business, Bar Tartine (2006) in the Mission Neighborhood.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use Authorization to legalize a non-residential use larger than 3,000 square feet and to convert a retail use to a restaurant use pursuant to Planning Code Sections 121.2, 303, 726.21 and 727.44.

## **BASIS FOR RECOMMENDATION**

- The project promotes the continued operation of an established, locally-owned business and contributes to the viability of the overall Valencia Street Neighborhood Commercial Transit District.
- The project would not adversely affect opportunity for other neighborhood serving retail in the district as there are 25 vacant commercial sites within the district.
- The District is well served by transit, therefore customers and employees should not impact traffic.
- The project promotes small business ownership.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- 

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

Block Book Map

Sanborn Map

Aerial Photographs

Public Correspondence

Project Sponsor Submittal, including:

- Reduced Plans

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 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          | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map         | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

\_\_\_\_\_  
Planner's Initials

KG: G:\Documents\Projects\1423 Polk\2011.0097C - 1423 Polk Street - Exec Sum.doc



# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

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

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## Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 121.2, 303, 726.21, AND 726.44 OF THE PLANNING CODE TO LEGALIZE THE EXPANSION OF A RESTAURANT AT 561 VALENCIA STREET (D.B.A. BAR TARTINE) TO APPROXIMATELY 3,400 GROSS SQUARE FEET BY CONVERTING AN ADJACENT GROUND FLOOR COMMERCIAL SPACE AT 563 VALENCIA STREET TO A RESTAURANT USE WITHIN THE VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT ZONING DISTRICT, THE MISSION ALCOHOLIC BEVERAGE RESTRICTED USE DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On October 3, 2014, Chad Robertson of Bar Tartine, (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 121.2, 303, 726.21 and 726.44 to legalize the expansion of a restaurant at 561 Valencia Street (d.b.a. Bar Tartine) to approximately 3,400 gross square feet by converting an adjacent ground floor commercial space at 563 Valencia Street. The subject property is located within the Valencia Street Neighborhood Commercial Transit District and a 55-X Height and Bulk District.

On April 2, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1520C.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014.1520C, 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 is located on the east side of Valencia Street, between 16<sup>th</sup> and 17<sup>th</sup> Streets, Block 3569, Lot 041. The subject property is located within the Valencia Street Neighborhood Commercial Transit District (NCT), the Mission Alcoholic Beverage Restricted Use District and a 55-X Height and Bulk District. The property is developed with a three-story mixed-use building of approximately 18,216 square feet, constructed circa 1907. The ground floor contains two restaurants (d.b.a. Locanda and Bar Tartine) and a residential hotel use above (d.b.a. the Curtis Hotel). Prior to Bar Tartine's expansion, the last known commercial use at 563 Valencia Street was a luggage retail store (d.b.a. Hideo Wakamatsu).
3. **Surrounding Properties and Neighborhood.** The project site is situated on the east side of Valencia Street, between 16<sup>th</sup> and 17<sup>th</sup> Streets, in the northern half of the Valencia Street NCT Zoning District. Directly north of the subject property are two retail uses (d.b.a. Mission Workshop and Therapy). Directly south of the property are two additional retail uses (d.b.a. Western Wear and Monument). Directly across the property, on the west side of Valencia Street, is a retail use (d.b.a. Blue Dot) and a restaurant use (d.b.a. West of Pecos). The broader area is similarly characterized with a mix of retail and eating/drinking establishments, the latter tending to cluster more closely to the intersection of Valencia and 16<sup>th</sup> Streets which has become a citywide destination given its proximity to the 16<sup>th</sup> Street BART Station.
4. **Project Description.** The subject restaurant, Bar Tartine (approx. 1,521 square feet), first opened in 2006 at 561 Valencia Street. In 2011 the restaurant expanded into the adjacent retail space at 563 Valencia Street (approx. 998 square feet) and also acquired basement storage space (approx. 876 square feet). The expansion accommodated a larger seating capacity, on-site production of

baked goods, and a day-time take-out use. The Project will legalize both: (1) the expansion of the restaurant to 3,400 gross square feet per Planning Code Sections 121.2 and 726.21; and, (2) the conversion of the retail space at 563 Valencia Street per Planning Code Section 726.44. The proposed restaurant use is an independently and locally owned neighborhood-serving use.

5. **Public Comment.** The Department has received six letters of support for the proposal. Additionally, since the expansion has occurred, the Department has not received any complaints relative the active operations.
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. **Neighborhood Notification.** Planning Code Section 312 requires neighborhood notification to convert from a retail use to a restaurant use within the Valencia Street NCT Zoning District.

*The Project Sponsor is legalizing the conversion of a retail use to a restaurant use within the Valencia Street NCT Zoning District. Section 312 notification was conducted in conjunction with the Conditional Use Authorization notification.*

- B. **Restaurant Use.** Planning Code Section 726.44 states that a Conditional Use Authorization is required to convert a ground floor retail space to a restaurant use on Valencia Street between 15<sup>th</sup> Street and 24<sup>th</sup> Street, if a retail use occupied the site at any point within a period of three years prior to submission of a building permit application to establish the restaurant.

*In 2011, the Project Sponsor filed Building Permit Application No. 2011.11.18.9313 to expand the restaurant at 561 Valencia Street (d.b.a. Bar Tartine) into the 563 Valencia Street commercial space. Within the three years prior to that permit application, various retail establishments occupied the space, including the last known tenant, a luggage retailer (d.b.a. Hideo Wakamatsu). The Project Sponsor is seeking Conditional Use Authorization to legalize the conversion of a retail space to a restaurant use.*

- C. **Use Size.** Planning Code Section 726.21 states that a Conditional Use Authorization is required to establish a use size over 2,999 square feet.

*The proposed addition would increase the floor area of the ground floor commercial use from 1,521 square feet to 3,400 square feet which is above the permitted use size limit of 2,999 square-feet. Therefore, Conditional Use Authorization is required for the proposal. The required findings pursuant to Planning Code Section 121.2 are provided below.*

- D. **The Mission Alcoholic Beverage Special Use Sub-District.** Planning Code Section 249.60 prohibits new establishments where alcoholic beverages are sold, served or given away for on-site or off-site consumption such as bars and liquor stores.

*The Planning Code permits beer and wine liquor licenses (Type 41) within the Mission Alcoholic Beverage Special Use District as an accessory use to a bona fide eating establishment. The proposed restaurant is a bona fide eating establishment per Planning Code Section 790.142.*

- E. **Formula Retail Use.** Planning Code Section 703.4 requires Conditional Use authorization from the Planning Commission to establish a formula retail use, as defined in Section 703.3, in any Neighborhood Commercial District.

*The existing/proposed restaurant use (d.b.a. Bar Tartine) is not identified as a formula retail use.*

- F. **Hours of Operation.** Planning Code Section 726.24 principally permits hours of operation, as defined by Planning Code Section 790.48, from 6:00 a.m. to 2:00 a.m., and from 2:00 a.m. to 6:00 a.m. through the Conditional Use Authorization process.

*Permitted hours of operation for the restaurant shall be 6:00 A.M. to 2:00 A.M seven days a week.*

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

1. 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 proposed project is both necessary and desirable because it seeks to expand an existing neighborhood serving use, as well as broadening the scope of services provided by an existing business. The Project's expansion enables production and sales of baked goods on-site and will continue to enrich the diversity of goods offered within the Valencia Street Neighborhood Commercial Transit District. Further, the physical expansion of the Project is compatible with the prevalent pattern of commercial/retail ground floor uses.*

2. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working in 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 proposal will not alter the character of the project's vicinity. The proposed work will not affect the building envelope.*

- 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 for uses that are in the Valencia Street NCT Zoning District. The proposed use should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. However, the area is well served by multiple MUNI bus lines, 1 block from a commercial parking garage, and 3 blocks from the 16<sup>th</sup> Street Bart Station. Additionally, the applicants will partner with the neighboring restaurant (d.b.a. Locanda) to engage a private and locally run car parking service to help offset a significant portion of additional vehicular traffic.*

- 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 outlined in Exhibit A.*

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

*Parking and loading areas are not required or proposed for the Project. Additionally, landscaping is also not proposed as the building has no front setback; however, the standard conditions of approval outlined in Exhibit A will require the Project Sponsor to maintain all sidewalk areas in front of the restaurant. Should the Project Sponsor pursue any permits relative to lighting and signs proposed for the proposed use, the Department shall review such applications in accordance with the Conditions of Approval.*

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

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

- 4. 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 purpose of the NCT Districts in that the intended use is located at the ground floor, and will provide a compatible convenience service for the immediately surrounding neighborhoods.*

- 8. **Planning Code Section 303(p)** establishes criteria with regard to a Conditional Use Authorization application for a Restaurant use in a Neighborhood Commercial District. Section 303(p) requires the Planning Commission to consider, in addition to the criteria set forth in Code Section 303(c), the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of Code Section 303(p), the

immediate area shall be defined as all properties located within 300 feet of the subject property and also located within the same zoning district.

*Based on a land use survey of the Valencia Street Neighborhood Commercial Transit District that was completed by Department staff, the total commercial frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site in the subject NCT is 27.0%. With the expansion into the adjacent 16-foot wide retail space, the total aforementioned commercial frontage dedicated to eating and drinking establishments increases to 27.8%.*

*Although the overall concentration of eating and drinking establishments is above the suggested 25 percent maximum, the percentage of eating and drinking establishments within the entire district is only 23.1 percent. Furthermore, the proposed restaurant expansion and conversion of retail space will largely accommodate a bakery production area that, beyond supplying food for the existing restaurant, produces baked products available for consumption off-site.*

9. **Planning Code Section 121.2.** When reviewing applications for Conditional Use approval for use size, in addition to the criteria of Section 303 of this Code, the Commission shall consider the extent to which the following criteria are met pursuant to Section 121.2 of the Code:

- (1) 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 expansion into the adjacent commercial space increases Bar Tartine's commercial frontage from 16 feet to 32 feet and the interior expansion, which includes adding 876 square feet of basement storage space, exceeds the use limits by only 400 square feet. Further, while the expansion legalizes the conversion of a former retail space, the expanded use adds a retail and production component to the existing restaurant's operations that create both additional neighborhood-serving uses and employment opportunities on-site.*

- (2) 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 proposed expansion enables the current restaurant operations to grow and expand the range of services available to neighbors. The expansion includes a seating area, a take-out counter and kitchen area dedicated to bakery production.*

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

*The additional square-footage is accommodated through the existing interior program. There are no proposed changes to the building footprint or alterations to the façade.*

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

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### 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. Further, the Project Site is located within a Neighborhood Commercial Transit District and is 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 Project will retain a locally-owned business that is internationally recognized for the quality of its products and services. The expansion enables the business to grow and secures tradesmen opportunities within San Francisco's growing baking industry.*

#### 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.

*Although the Project will convert a retail use to a restaurant use, the proposal itself is a neighborhood serving use and the expansion enables the existing restaurant to diversify the range of goods and services offered to the community.*

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.

*Overall, the Valencia Street Neighborhood Commercial Transit District has a low concentration of eating and drinking establishments as evidenced by a Department survey of the district that revealed approximately 23% of the linear commercial frontage in the district is devoted to eating and drinking uses. The proposal will increase this number to 23.1%. For eating and drinking establishments, the Guidelines state that the balance of commercial uses may be threatened in districts with an established pattern of service to a broad market, such as Valencia Street, when such establishments occupy more than 25% of the total commercially-occupied frontage in a district.*

*Although the overall concentration of eating and drinking establishments is low in the Valencia Street NCT district, Section 303(p) of the Code only requires the analysis of the total commercial linear frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site in the subject*

*district. As noted previously, within 300 feet of the Project Site in the Valencia Street NCT district, the total commercial frontage dedicated to eating and drinking establishments is 27 percent. This proportion will increase to 27.8 percent with the expansion of the restaurant.*

*Although this proportion exceeds the recommendation of the Planning Code, the increase accommodates an existing and locally owned restaurant's physical expansion. Furthermore, the expansion enables the business to offer a greater range of neighborhood goods and services and the broader district currently has 25 vacant commercial sites. For these reasons, the addition of the Project would not disrupt the balance of 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.

*The owners of the restaurant, Elisabeth Prueitt and Chad Robertson, are independent and local entrepreneurs who opened both their first business, Tartine Bakery (2002), and their second business, Bar Tartine (2006), in the Mission Neighborhood.*

**MISSION AREA PLAN**

**Objectives and Policies**

**OBJECTIVE 1.1:**

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

**Policy 1.1.3:**

Maintain the successful Mission Street, 24<sup>th</sup> Street, and Valencia Street Neighborhood Commercial districts; recognize the proximity to good transit service by eliminating density limits and minimum parking requirements.

**Policy 1.1.6:**

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

*The proposed restaurant expansion permanently stabilizes an independent restaurant within an existing building. The scale of the restaurant is appropriate given the neighborhood's context of smaller commercial retail storefronts among larger former industrial workshops.*

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

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

*The proposed restaurant expansion would replace a retail use. However, a component of the expanded restaurant use will also provide a larger bakery production area that provides greater apprenticeship opportunities for the baker and patisserie professions.*

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

*The project would not alter existing housing or the exterior of the building.*

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

*No housing would be 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 transit. The proposed restaurant is primarily intended to be a place where patrons sit and enjoy meals. Therefore, it is not anticipated that patrons will impede Valencia Street when frequenting the business.*

- 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 Project replaces a retail use with a restaurant use; however, the proposed expansion primarily enlarges the kitchen to facilitate baking on-site and includes an accessory retail function for prepared goods.*

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

*This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The subject property is considered an eligible historic resource per the Inner Mission North Historic Resource Survey. The proposal includes no alterations to the exterior façade.*

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

*The project will have no negative impact on existing public parks and open spaces.*

12. 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.
13. 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. 2014.1520C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 6, 2015, 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, and 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 2, 2015.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 2, 2015



## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to legalize the expansion of a restaurant at 561 Valencia Street (d.b.a. Bar Tartine) to approximately 3,400 gross square feet by converting an adjacent ground floor commercial space at 563 Valencia Street to a restaurant use, Block 3569, Lot 041 pursuant to Planning Code Section(s) **121.2, 303, 726.21, and 726.44** within the Valencia Street Neighborhood Commercial Transit Zoning District, the Mission Alcoholic Beverage Restricted Use District and a 55-X Height and Bulk District; in general conformance with plans, dated **March 5, 2015**, and stamped "EXHIBIT B" included in the docket for Case No. **2014.1520C** and subject to conditions of approval reviewed and approved by the Commission on **April 2, 2015** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 2, 2015** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

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

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

## DESIGN

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

## MONITORING

7. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

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

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

## OPERATION

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

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

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

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

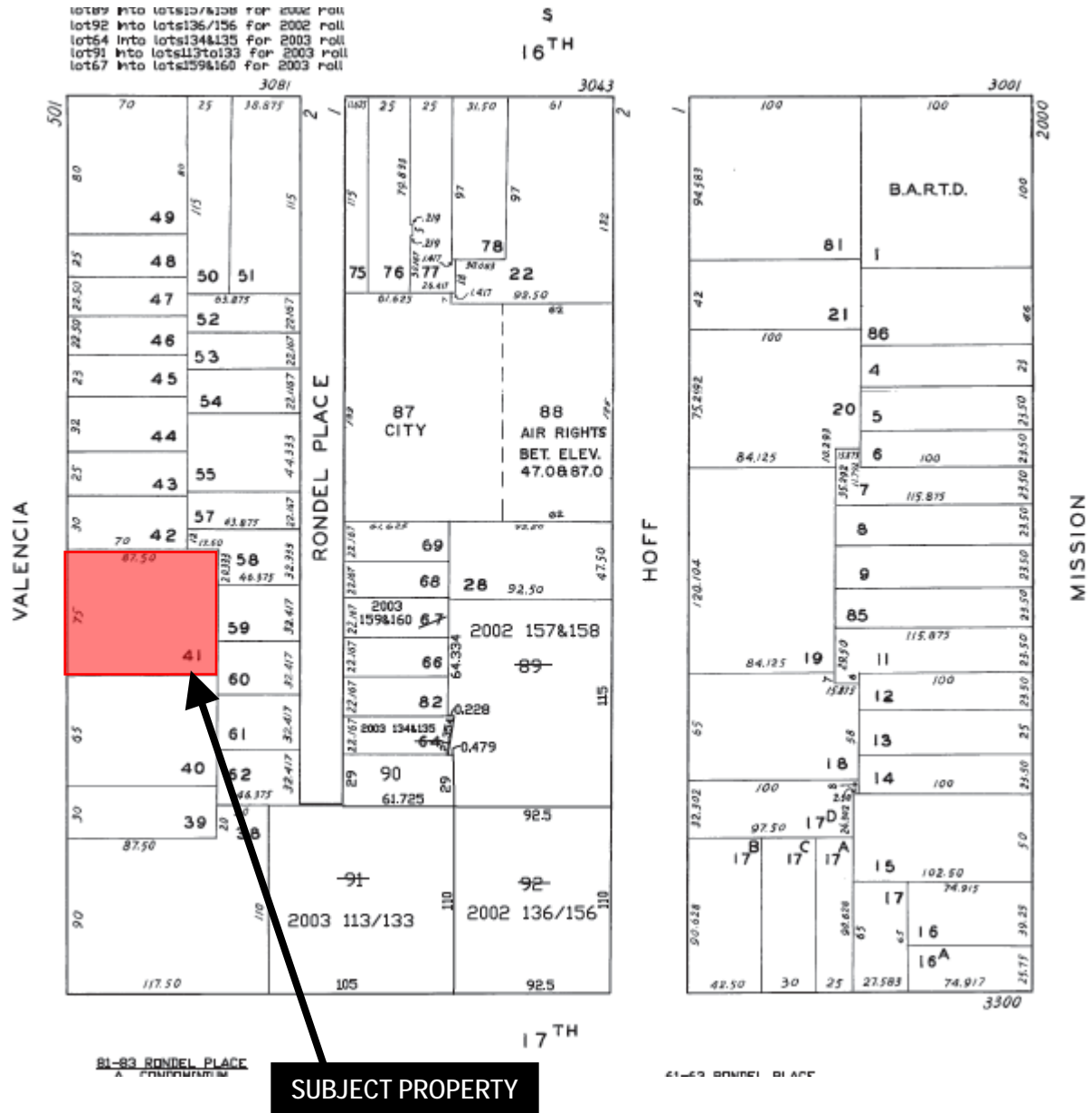
11. **Hours of Operation.** Permitted hours of operation for the restaurant shall be 6:00 A.M. to 2:00 A.M seven days a week.

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

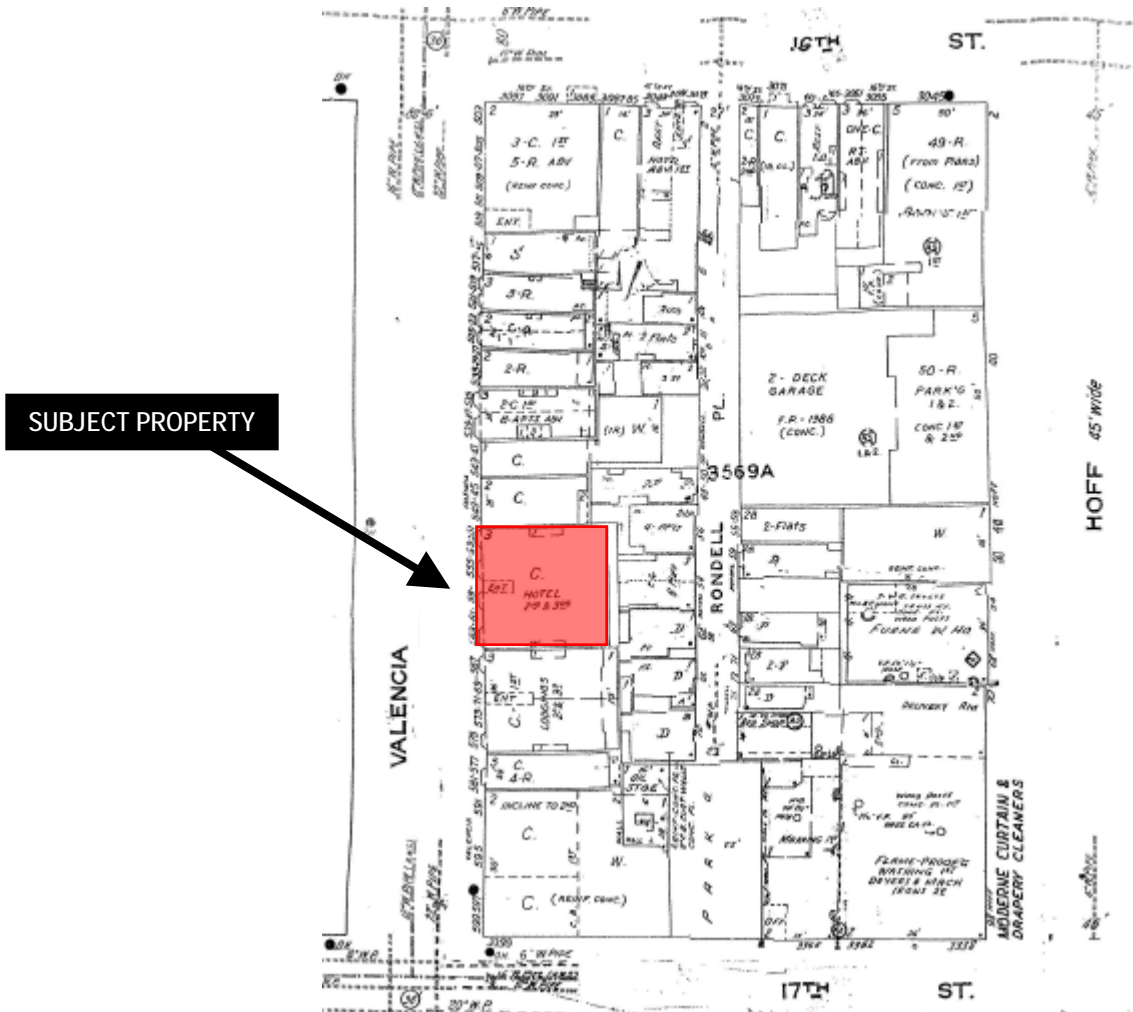
12. **Community Liaison.** The Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

# Parcel Map



# Sanborn Map\*



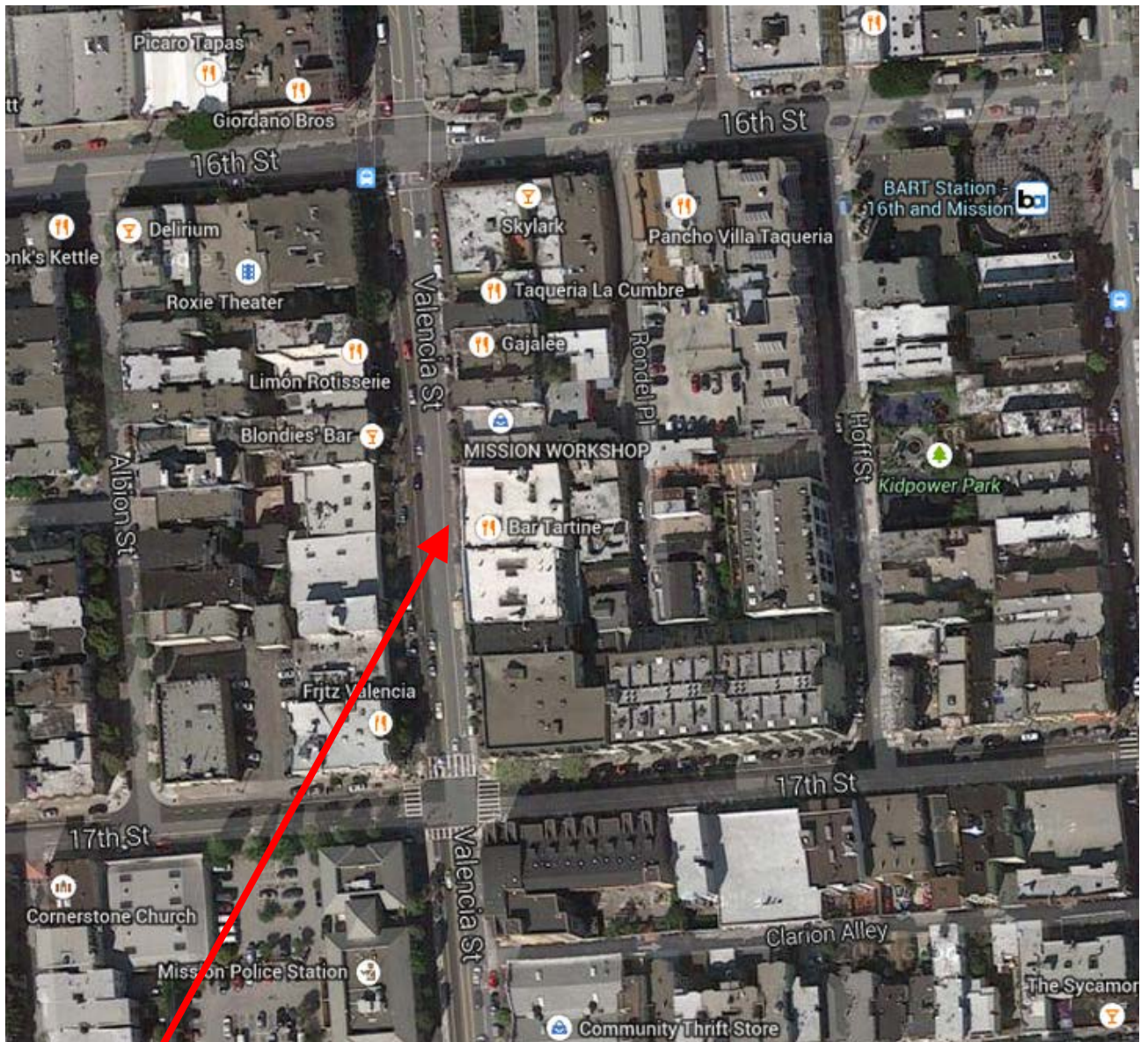
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization  
Case Number 2014.1520C  
Bar Tartine  
561-563 Valencia Street



# Aerial Photo

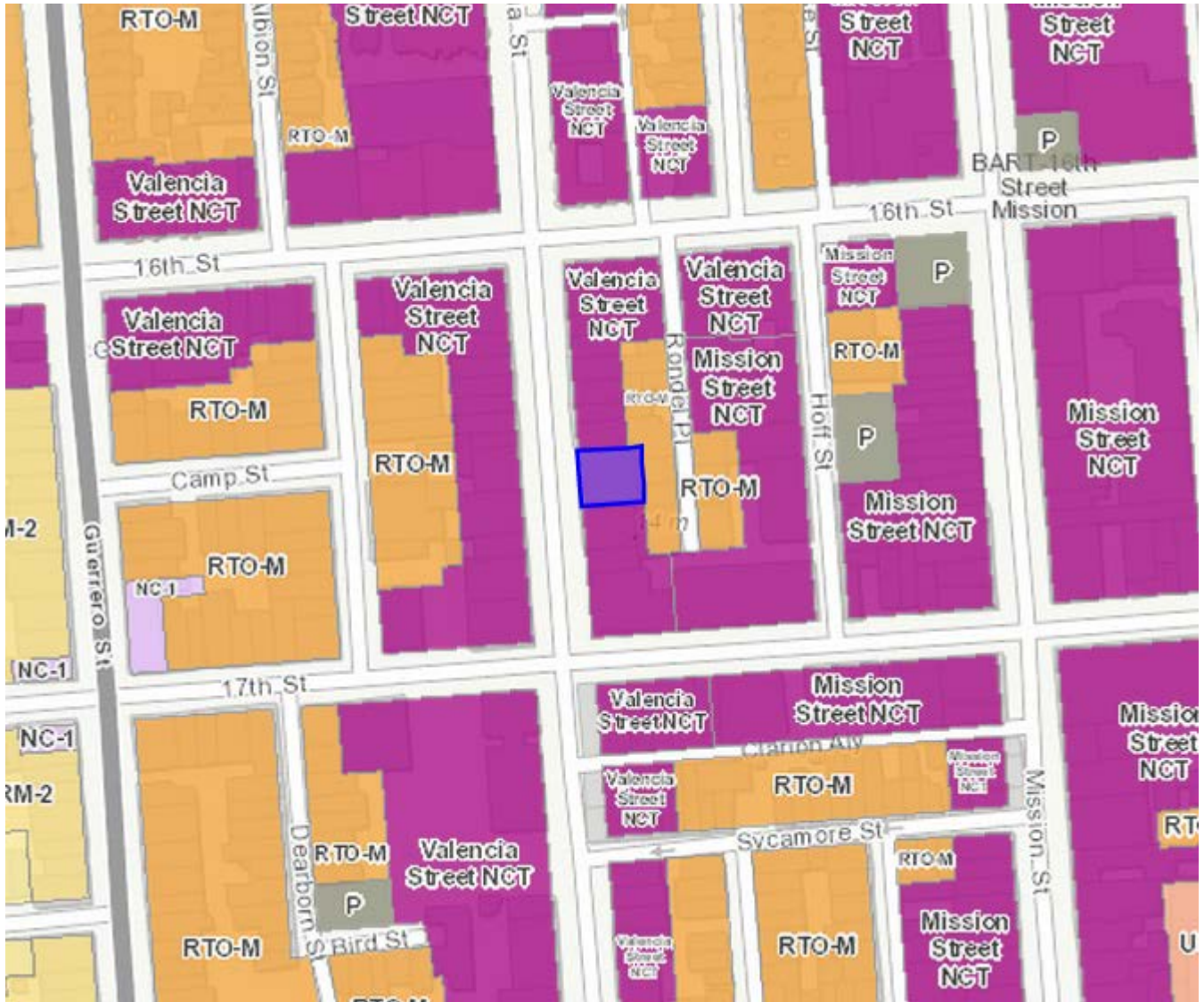


SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2014.1520C  
Bar Tartine  
561-563 Valencia Street

# Zoning Map



Conditional Use Authorization  
Case Number 2014.1520C  
Bar Tartine  
561-563 Valencia Street



# Site Photo



Conditional Use Authorization  
**Case Number 2014.1520C**  
Bar Tartine  
561-563 Valencia Street



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
561-563 Valencia Street		3569/041	
Case No.	Permit No.	Plans Dated	
2014.1520C		3/5/15	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Expansion of an existing restaurant to approx. 3,400 gsf by converting an adjacent retail space.			

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class__</b>

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

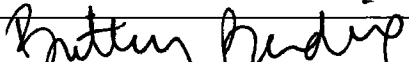
<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A: Known Historical Resource. GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER


Check all that apply to the project.	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input checked="" type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: 	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	Planner Name: <b>Brittany Bendix</b> Project Approval Action: <b>Select One</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: 
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

January 23, 2015

Sam Mogannam  
Bi-Rite Market  
3639 18<sup>th</sup> St  
San Francisco, CA 94110

Dear Vinny,

I'm writing to express my support for the expansion of Bar Tartine. As a long time business owner in the neighborhood and long-time fan of Tartine Bakery and Bar Tartine, I was very excited to hear about the restaurant's expansion. It has been an invaluable addition and asset to the neighborhood and I look forward to years of amazingly delicious meals there.

Please let me know if there is anything else I can do to support Bar Tartine.

Sincerely

Sam Mogannam

January 27, 2015

Shawn Magee  
Owner, Amnesia/Driftwood  
853 Valencia St  
San Francisco, CA 94110

To whom it may concern,

I am writing in support of the expansion of Bar Tartine. Having lived and worked in the Mission district for close to 20 years as a café worker, teacher, and business owner, I have seen a lot of change in this neighborhood, some good, some bad. What side of that spectrum things fall into depends almost entirely on how involved the owners are in the community. I can proudly say that Tartine and Bar Tartine have enriched this neighborhood with positive employment practices, generosity to the public, and quality of product. Any expansion of their current operations would be celebrated by me and by my community of friends and business owners.

Sincerely,

Shawn Magee



## Letter in support of Bar Tartine

Philip Dwelle <mister.phil@gmail.com>

Thu, Oct 2, 2014 at 4:42 PM

To: Vinny Eng <vinnyeng@gmail.com>

Dear Vinny,

I'm writing to express my support for the expansion of Bar Tartine. As a resident of the Mission neighborhood and a long-time fan of Tartine Bakery and Bar Tartine, I was very excited to hear about the restaurant's expansion. Since the new space has opened I have visited several times. Now that the space is bigger I find it is usually a bit easier to find a table, giving more people in the neighborhood and the city the chance to try this delicious food. I love that the addition also brought a casual lunch spot into our area.

Please let me know if there is anything else I can do to support Bar Tartine.

Regards,  
Philip Dwelle  
415-317-7499  
640 Guerrero St.



# *four barrel*

C O F F E E

---

Dear Courtney and Nicolaus-

I am very happy to write this letter of support for the expansion of Bar Tartine.

Since you guys took over the kitchen, Bar Tartine has quickly become one of the best restaurants on the west coast, according to many industry folks, critics, and patrons alike, and in many circles has solidified San Francisco as a great food destination. I can't tell you how many people I've met who have come to SF with your restaurant on the top of their to-do list.

And since your expansion, I have also had the lovely opportunity to meet many of our neighbors there as well. It seems that you guys listened to the neighborhood, giving it what it wanted and needed. With more seats, the wait is manageable, and with the extra kitchen space, the food has once again been taken to a new level. I didn't even know it was possible, but you improved greatly on an already amazing restaurant.

In any case, I am in full support of the expansion, and I know that I speak for the majority when I say, congratulations, you have done a wonderful job. Keep it up, I look forward to many more dinners with you.

Best,



Jeremy Tooker  
CEO, Four Barrel Coffee, De La Paz Coffee

---

## A request, as a neighbor of Bar Tartine

---

Lily Kolkema <lilykolkema@philzcoffee.com>  
To: Vinny Eng <vinny@tartinebakery.com>

Wed, Oct 1, 2014 at 11:53 AM

Hello Vinnie,

Thank you for reaching out. I would be glad to support Bar Tartine in any way I can.

Bar Tartine's kitchen is separated by a narrow walkway from the back of my home which puts me in very close proximity with the restaurants back-of-the-house operations since they opened about 8 years ago. I really couldn't ask for better neighbors. I've never had a single disturbance for Bar Tartine and everyone at the restaurant is so respectful and pleasant. I really appreciate how accommodating they were when I made requests during repairs to my property after the fire damage.

I was a little nervous when the bread oven was installed because the ventilation system is very close. I wondered if I would hear the motors but I don't hear a thing and best of all, my home smells like San Francisco's best freshly baked bread in the mornings. You are absolutely delightful neighbors and I hope you have a long and prosperous business right where you are.

Please let me know if there's anything else I can do to support Bar Tartine. I would certainly be willing to speak on their behalf or answer any questions.

All The Best,

Lily Kolkema  
415-710-4258

[Quoted text hidden]

--

Lily Kolkema

Assistant to the CEO  
Philz Coffee  
Cell 415-710-4258  
lilykolkema@philzcoffee.com  
www.philzcoffee.com

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Nathan Johnson &lt;nathanjoh@gmail.com&gt;

---

**Fwd:**

---

**Vinny Eng** <vinny@tartinebakery.com>  
To: Nathan Johnson <nathanjoh@gmail.com>

Thu, Jan 8, 2015 at 12:42 PM

----- Forwarded message -----

From: **Annie Stoll** <anne@delfinasf.com>  
Date: Fri, Oct 3, 2014 at 9:31 AM  
Subject:  
To: Vinny Eng <vinny@tartinebakery.com>

October 3rd, 2014

Planning Department  
City of San Francisco  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103-9425

Re: Bar Tartine

To Whom It May Concern:

This letter is to express our support for Chad Robertson and Liz Prueitt's application to expand their existing restaurant, Bar Tartine, into 561-563 Valencia Street. Bar Tartine – and their sister space Tartine Bakery - have displayed a reputation for foresight and leadership in this neighborhood and in the food service community, opening their bakery at 16<sup>th</sup> and Guerrero in 2002 and opening the restaurant at 561 Valencia Street in 2005 - long before the Mission and Valencia Street became the teeming “corridor” that it is today.

We opened Delfina on 18<sup>th</sup> Street in 1998 and Locanda at 557 Valencia St. in 2011. Our businesses literally share a wall with both Tartine businesses: Bar Tartine & Tartine Bakery. Our team has come to enjoy the consistency of excellence that our neighbors - the employees at Bar Tartine and Tartine Bakery - have exhibited in their work and to appreciate the constancy of their support in creating vibrant spaces for people to gather over good food and good drink.

We support their growth, as it will undoubtedly continue to enhance the Mission neighborhood, and in particular the Valencia Street corridor, as a hub for successful small businesses to thrive.

Please don't hesitate to contact us with any further questions.

Sincerely,

Annie Stoll & Craig Stoll  
Delfina Restaurant Group

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*Annie Stoll*

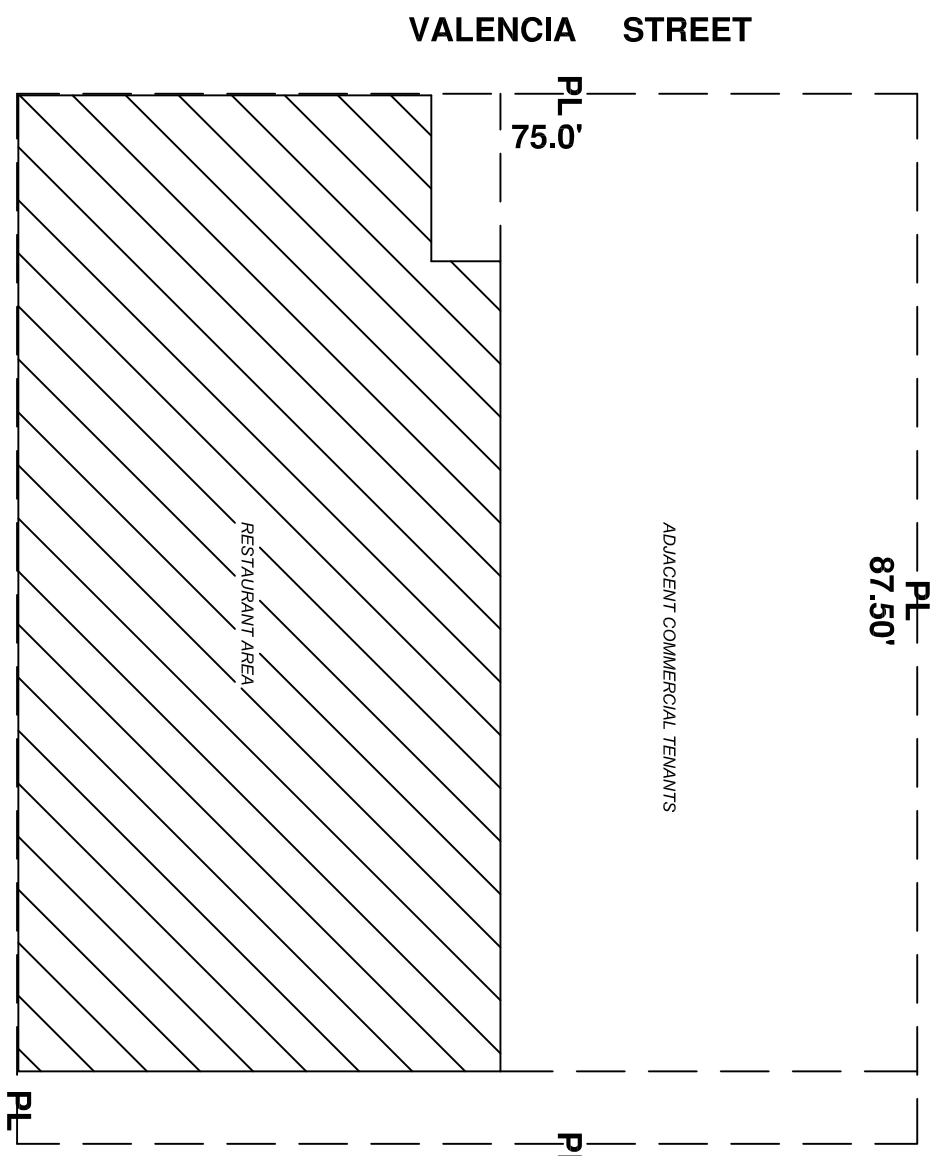
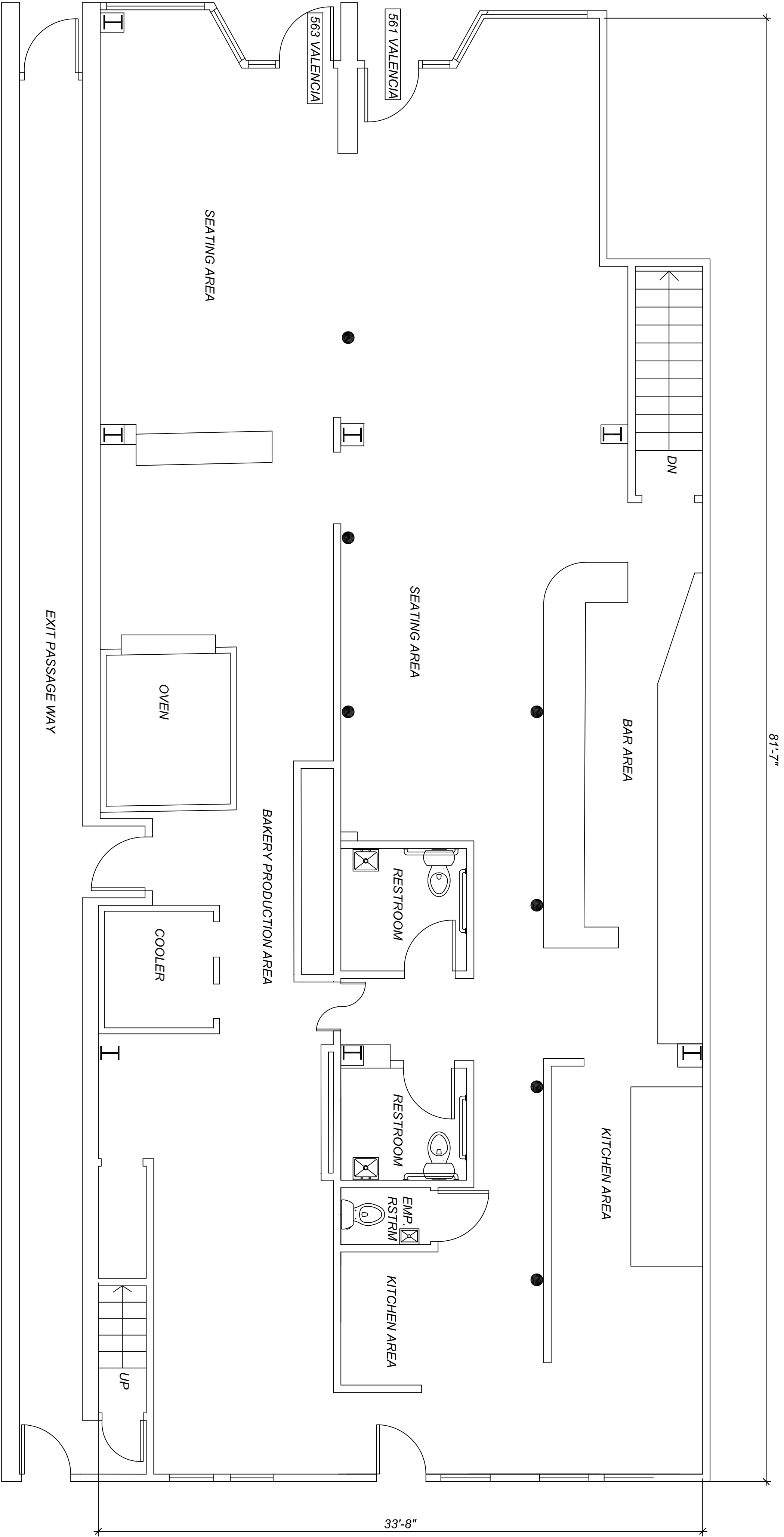
## DELFINA

*Restaurant Group*

delfinasf.com

p. 415.552.4055

3621 18th St. San Francisco CA, 94110



**PLOT PLAN**  
1/8" = 1'-0"

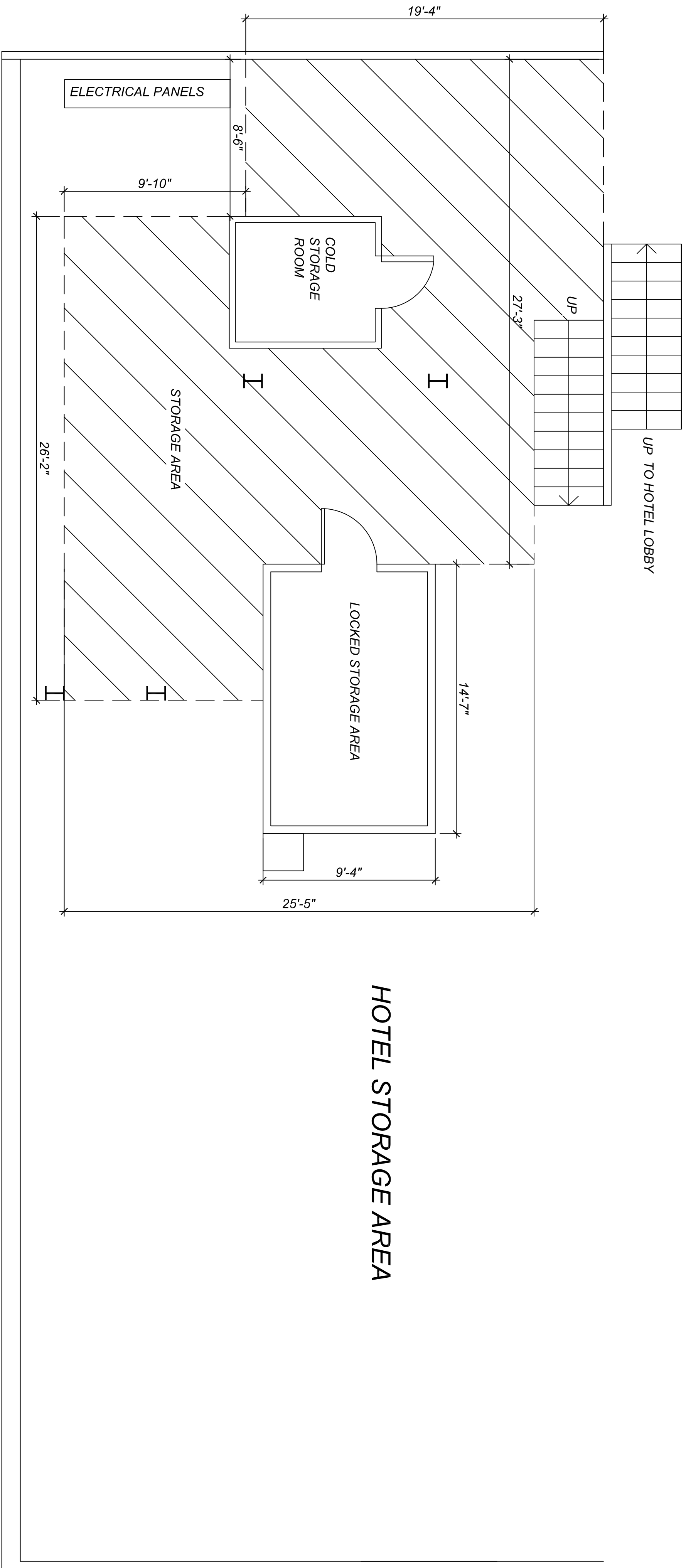
**OCCUPANCY CLASS:** A-2  
**CONSTRUCTION TYPE:** V-A  
**STORIES:** 3  
**ZONING:** VALENCIA STREET NCT

**TENANT:**  
BAR TARTINE  
563 VALENCIA ST  
SAN FRANCISCO, CA 94103  
NATHAN JOHNSON

**SCOPE OF WORK:**  
PROPOSED RESTAURANT EXPANSION TO  
ADJACENT RETAIL SPACE 563 VALENCIA STREET  
AND STORAGE AREA IN BASEMENT

**PROPOSED FLOOR PLAN**

1/4" = 1'-0" - 2519 SQ. FT.



**BASEMENT FLOOR PLAN -PARTIAL**

1/4" = 1'-0" - 876.0 SQ. FT.

REVISION

**Jerry Brown Design**  
619 27th # A Street  
Oakland, CA.  
94612

tel.: 415-810-3703

email:  
JBDSGN328@gmail.com

PROJECT:

**BAR TARTINE**  
561 VALENCIA STREET  
RESTAURANT EXPANSION

SHEET TITLE:  
PROPOSED  
FLOOR  
PLANS

Date: 03. 06. 2015

Drawn By: J.B.

SHEET NO.  
**A-2**

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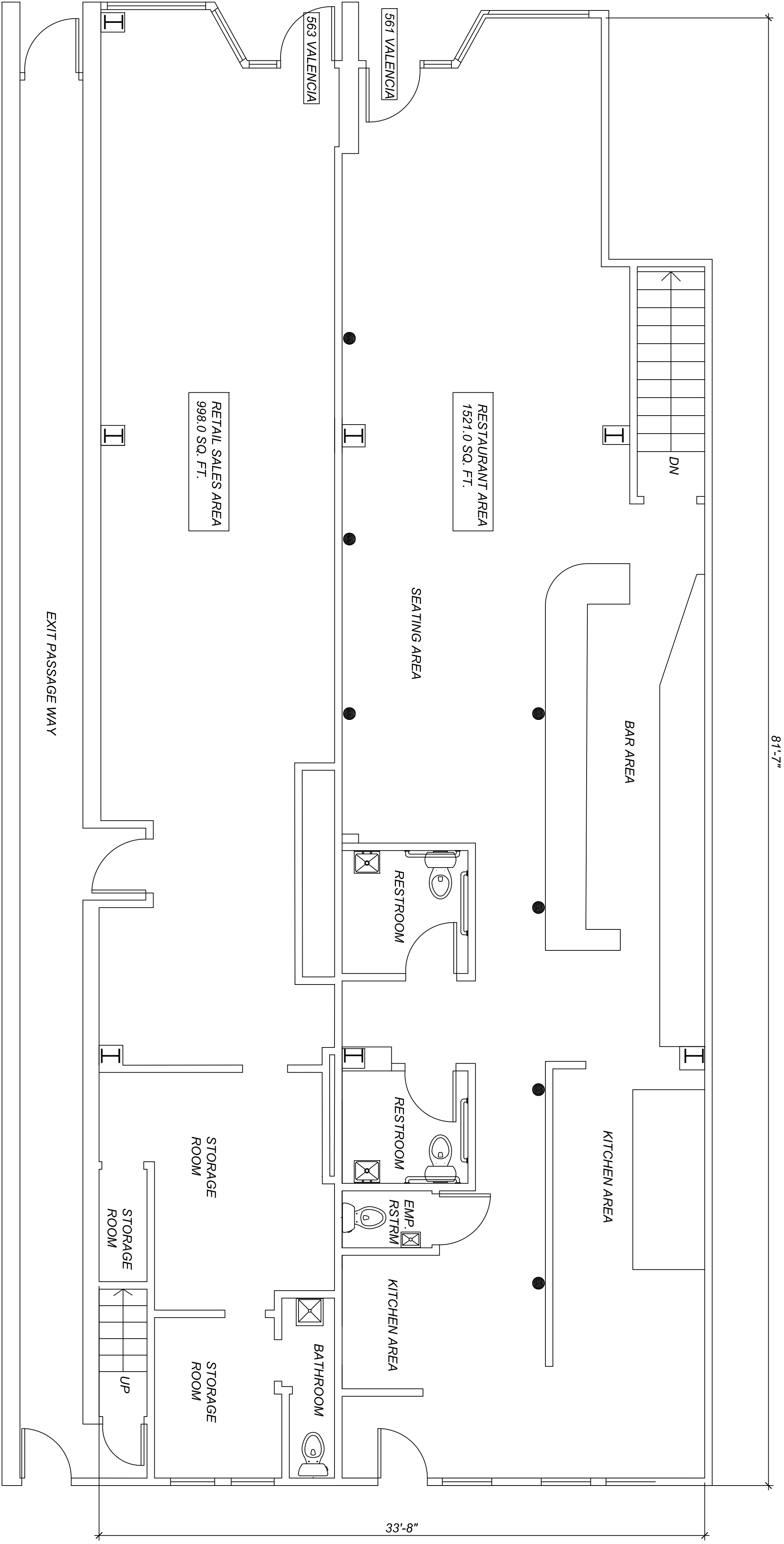
PROJECT:

**BAR TARTINE**  
RESTAURANT EXPANSION  
561 VALENCIA STREET  
SAN FRANCISCO, CA 94103

SHEET TITLE:  
  
EXISTING  
FLOOR  
PLANS

Date: 03. 06. 2015  
Drawn By: J.B.

SHEET No.  
**A-2**



**EXISTING FLOOR PLAN**  
1/4" = 1'-0" - 2519.0 SQ. FT.