



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 13, 2012

Date: September 6, 2012
Case No.: 2012.0561C
Project Address: 901 Valencia Street
Zoning: Valencia Street NCT (Neighborhood Commercial Transit) District
Mission Alcoholic Beverage Special Use Sub-District
50-X Height and Bulk District
Block/Lot: 3609/042
Project Sponsor: Marsha Garland
535 Green Street
San Francisco, CA 94133
Staff Contact: Brittany Bendix – (415) 575-9114
brittany.bendix@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project is seeking Conditional Use authorization to establish an entertainment use as part of the existing restaurant (d.b.a. La Rondalla). The proposal does not include any increase to the existing restaurant or building envelope, nor does it include changes to the façade. The restaurant is not identified as a formula retail use and has occupied the subject site as an independent, family owned and operated establishment as early as 1962. The entertainment use will feature Mariachi music within the restaurant space.

SITE DESCRIPTION AND PRESENT USE

The project is located on the southeast corner of the intersection of Valencia and 20th Streets, Lot 042 of Assessor's Block 3609. The subject property is located within the Valencia Street NCT (Valencia Street Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District. The lot is approximately 5,175 square feet and is developed with a four story over basement mixed-use building that covers the entire lot. The existing restaurant, La Rondalla, occupies approximately 2,495 square-feet of the ground floor and basement. The remaining ground floor area is dedicated to a smaller, vacant commercial space and access to the 24 residential apartments on the upper floors.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is situated on the southeast corner of the intersection of Valencia and 20th Streets, at the center of the Valencia Street Neighborhood Commercial Transit Zoning District. The lot on the northeast corner of the subject intersection is an abandoned gas station that is presently operating as a parking lot. However, in 2011, the Planning Commission authorized a five story mixed use development with ground floor retail and 18 residential units at this site (899 Valencia Street). On the northwest corner of the

intersection is an existing five story mixed use building with ground floor retail and residential apartments on the upper floors. The corner commercial unit is occupied by a corner market (d.b.a. Golden Eagle Market). The other two commercial units are occupied by a furniture store (d.b.a. Aldea Home) and an eyewear retailer (d.b.a. Fine Arts Optical). On the southwest corner of the intersection is a three story mixed use building with residential apartments above ground floor retail. The corner commercial unit is occupied by a book store (d.b.a. Dog Eared Books). Other commercial units in this building are occupied by a furniture store (d.b.a. Room 4), an art gallery (d.b.a. Encantada Gallery of Fine Arts), an apparel store (d.b.a. Retro Fit Vintage), and a bike shop (d.b.a. The Freewheel). Collectively, these commercial establishments reflect the diversity of goods and services on Valencia Street and within the zoning district as it extends north towards 14th Street and south towards Cesar Chavez Street. Uses along 20th Street are more varied. As 20th Street continues west, the uses become more residential and the zoning transitions into the RH-3 (Residential, House, Three-Family) and RTO-M (Residential, Transit-Oriented, Mission Neighborhood) Zoning Districts. As 20th Street continues east, mixed use buildings with ground floor retail remain typical, especially as the zoning transitions into the Mission Street Neighborhood Commercial Transit District.

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	August 24, 2012	August 22, 2012	22 days
Posted Notice	20 days	August 24, 2012	August 24, 2012	20 days
Mailed Notice	20 days	August 24, 2012	August 24, 2012	20 days

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

PUBLIC COMMENT

To date, the Department has received six letters in support of this project and one in opposition. The letters supporting the project have indicated that neighbors are excited for the return of the restaurant and the Mariachi music, recognizing the use as a part of the Mission’s history. The letter opposing the project reflected a group of neighbors with concerns surrounding the maintenance of the property, waste disposal and noise associated with musicians who perform on the sidewalk after leaving the restaurant. The neighbor who authored the letter has since reviewed the Conditions of Approval associated with the Conditional Use authorization of an entertainment use and found that most concerns are addressed. The neighbor will therefore continue to communicate with other residents and work with the new managers once the use is operational to address issues as they arise.

ISSUES AND OTHER CONSIDERATIONS

- The existing restaurant previously featured Mariachi performers as dining entertainment; however, that activity was abandoned with the closing of the restaurant. Upon the restaurant's re-opening the new managers would like to continue the tradition of Mariachi music. Granting of the Conditional Use Authorization will enable the reinstatement of the previous entertainment activities and apply the City's standard Conditions of Approval for entertainment uses in Neighborhood Commercial districts.
- Department staff contacted both the Entertainment Commission and the Captain of the Police Department's Mission Station. Neither agency cited a history of problems with the restaurant or entertainers at this site.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to establish an entertainment use as part of the existing restaurant (d.b.a. La Rondalla) within the Valencia Street (Neighborhood Commercial Transit) Zoning District, pursuant to Planning Code Sections 303 and 726.48.

BASIS FOR RECOMMENDATION

- Approval of the use will enable the restaurant to recapture an important cultural and historic element of the Mission neighborhood.
- Standard Conditions of Approval will ensure compatibility with the neighboring residential uses through its adherence to.
- The project contributes to the diversity of services offered in the neighborhood.
- The project would not adversely affect public transit or overburden the existing supply of parking in the neighborhood because the project site is well-served by public transit.
- The proposed Project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
------------------------	---------------------------------

Attachments:

Parcel Map
Sanborn Map
Aerial Photographs
Zoning Map
Draft Motion
CEQA Categorical Exemption Determination
Public Correspondence

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 |

Zoning District Map

Height & Bulk Map

Parcel Map

Sanborn Map

Aerial Photo

Context Photos

Site Photos

Drawings: Proposed Project

Check for legibility

Health Dept. review of RF levels

RF Report

Community Meeting Notice

Inclusionary Affordable Housing Program:
Affidavit for Compliance

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

Planner's Initials

BB: G:\DOCUMENTS\Conditional Use\901 Valencia Street - Entertainment\ExecutiveSummary.doc

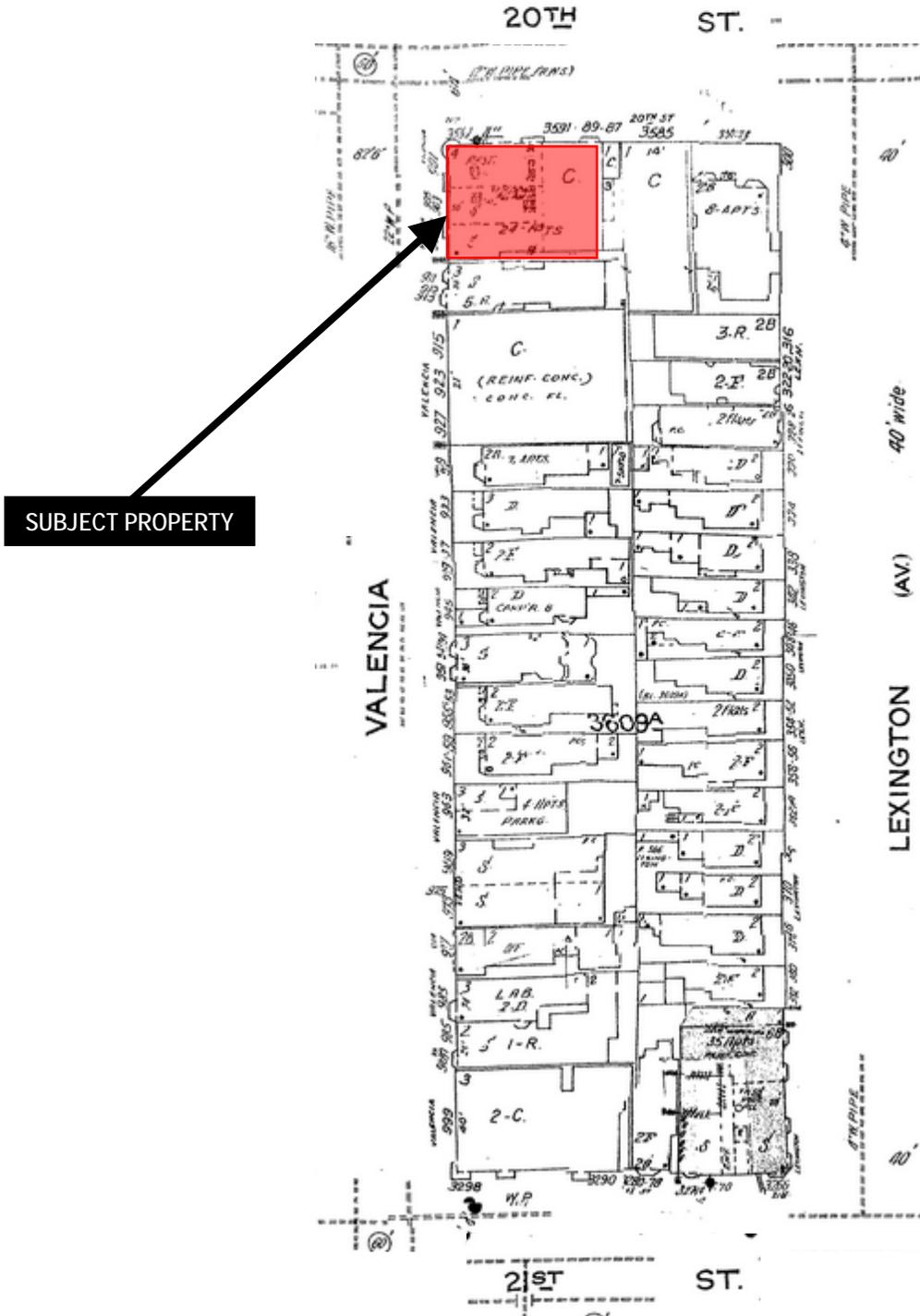
Parcel Map

SUBJECT PROPERTY



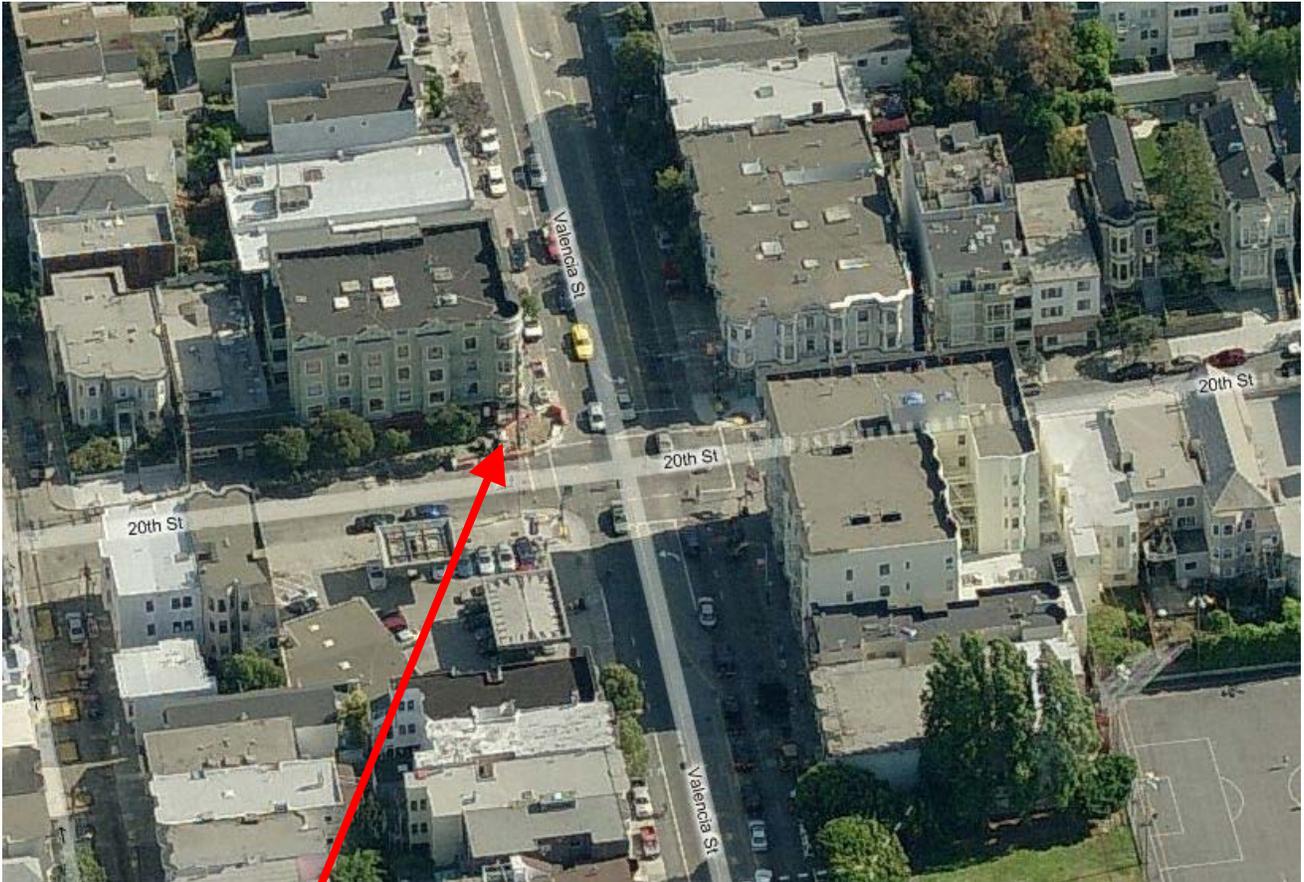
Conditional Use Authorization
 Case Number 2012.0561C
 La Rondalla
 901 Valencia Street

Sanborn Map*



Conditional Use Authorization
Case Number 2012.0561C
La Rondalla
901 Valencia Street

Aerial Photo

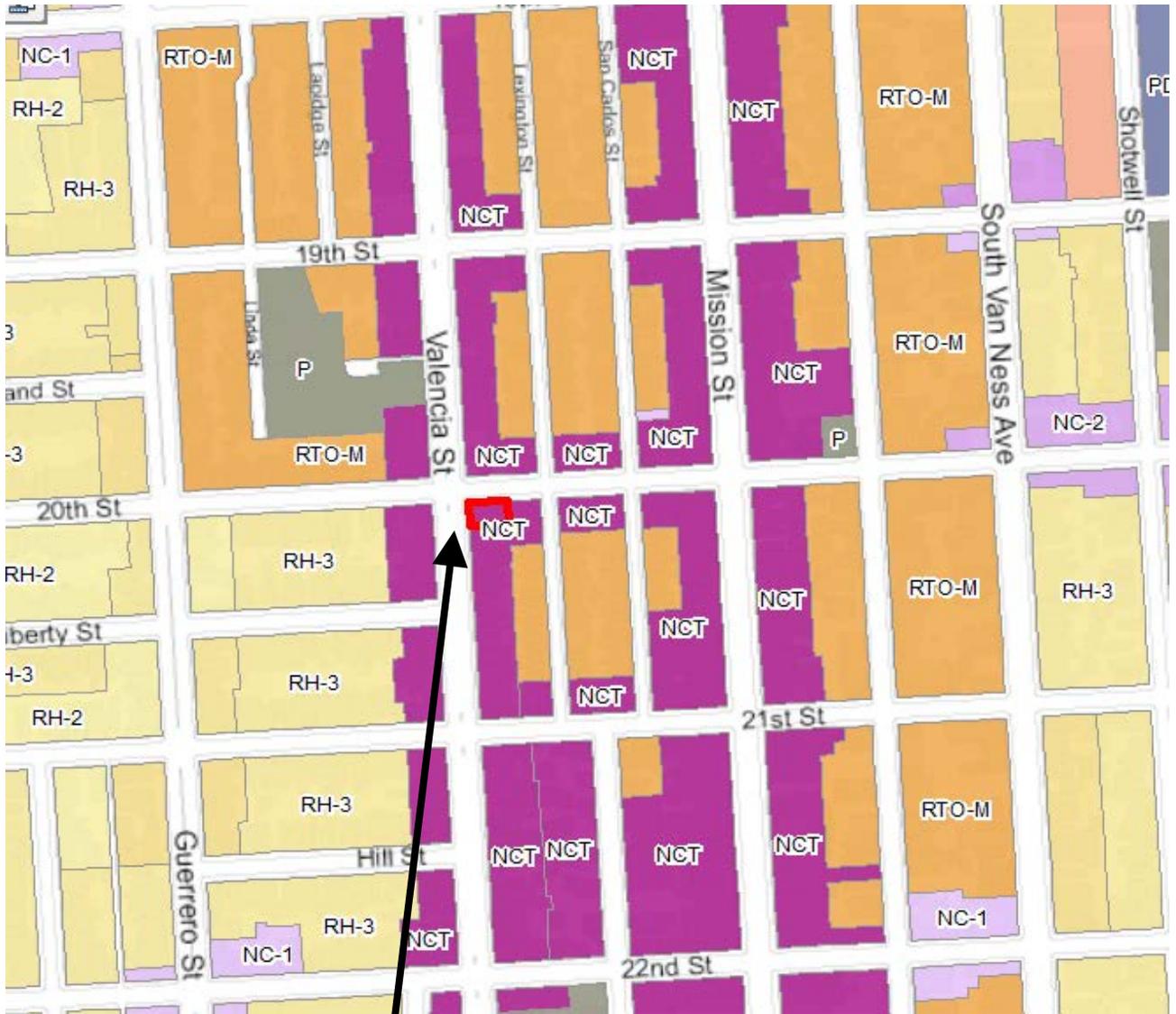


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.0561C
La Rondalla
901 Valencia Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.0561C
La Rondalla
901 Valencia Street

Site Photo

Looking Southeast



Site Photo

Looking Northeast



Conditional Use Authorization
Case Number 2012.0561C
La Rondalla
901 Valencia Street



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 |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: SEPTEMBER 13, 2012

Date: September 6, 2012
Case No.: **2012.0561C**
Project Address: **901 Valencia Street**
Zoning: Valencia Street NCT (Neighborhood Commercial Transit) District
Mission Alcoholic Beverage Special Use Sub-District
50-X Height and Bulk District
Block/Lot: 3609/042
Project Sponsor: Marsha Garland
535 Green Street
San Francisco, CA 94133
Staff Contact: Brittany Bendix – (415) 575-9114
brittany.bendix@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 726.48 OF THE PLANNING CODE TO ESTABLISH AN ENTERTAINMENT USE AS PART OF THE EXISTING RESTAURANT (D.B.A. LA RONDALLA) WITHIN THE VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT ZONING DISTRICT, THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE SUB-DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 26, 2012, Marsha Garland, (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 726.48 to establish an entertainment use as part of the existing restaurant (d.b.a. La Rondalla) within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District.

On September 13, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0561C.

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. 2012.0561C, 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 southeast corner of the intersection of Valencia and 20th Streets, Lot 042 of Assessor's Block 3609. The subject property is located within the Valencia Street NCT (Valencia Street Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District. The lot is approximately 5,175 square feet and is developed with a four story over basement mixed-use building that covers the entire lot. The existing restaurant, La Rondalla, occupies approximately 2,495 square-feet of the ground floor. The remaining ground floor area is dedicated to a smaller, vacant commercial space and access to the 24 residential apartments on the upper floors.
3. **Surrounding Properties and Neighborhood.** The Valencia Street Neighborhood Commercial Transit District provides a limited selection of convenience goods for the residents of the broader neighborhood. Active, pedestrian-oriented ground floor uses are required, and eating and drinking establishments are considered to contribute to the street's mixed-use character and streetscape activity during the evening hours.

The project site is situated on the southeast corner of the intersection of Valencia and 20th Streets, at the center of the Valencia Street Neighborhood Commercial Transit Zoning District. The lot on the northeast corner of the subject intersection is an abandoned gas station that is presently operating as a parking lot. In 2011, the Planning Commission authorized a five story mixed use development with ground floor retail and 18 residential units at this site (899 Valencia Street). On the northwest corner of the intersection is an existing five story mixed use building with ground floor retail and residential apartments on the upper floors. The corner commercial unit is occupied by a corner market (d.b.a. Golden Eagle Market). The other two commercial units are occupied by a furniture store (d.b.a. Aldea Home) and an eyewear retailer (d.b.a. Fine Arts Optical). On the southwest corner of the intersection is a three story mixed use building with residential apartments above ground floor retail. The corner commercial unit is occupied by a book store (d.b.a. Dog Eared Books). Other commercial units in this building are occupied by a

furniture store (d.b.a. Room 4), an art gallery (d.b.a. Encantada Gallery of Fine Arts), an apparel store (d.b.a. Retro Fit Vintage), and a bike shop (d.b.a. The Freewheel). Collectively, these commercial establishments reflect the diversity of goods and services on Valencia Street and within the zoning district as it extends north towards 14th Street and south towards Cesar Chavez Street. Uses along 20th Street are more varied. As 20th Street continues west, the uses become more residential and the zoning transitions into the RH-3 (Residential, House, Three-Family) and RTO-M (Residential, Transit-Oriented, Mission Neighborhood) Zoning Districts. As 20th Street continues east, mixed use buildings with ground floor retail remain typical, especially as the zoning transitions into the Mission Street Neighborhood Commercial Transit District.

The site is well served by local and regional public transit. The 14-Mission, 33-Stanyan and 49-Van Ness-Mission Muni Bus lines operate within a ¼-mile from the subject property. The site is also within ½-mile from the 12-Folsom, 22-Fillmore, 48-Quintara-24th Street and 67-Bernal Heights Muni Bus lines, the Muni J-Line, both the 16th Street and 24th Street BART stations, and stops for SamTrans.

4. **Project Description.** The Project is seeking Conditional Use authorization to establish an entertainment use as part of the existing restaurant (d.b.a. La Rondalla). The proposal does not include any increase to the existing restaurant or building envelope, nor does it include changes to the façade. The restaurant is not identified as a formula retail use and has occupied the subject site as an independent, family owned and operated establishment as early as 1962. The entertainment use will feature Mariachi music within the restaurant space.
5. **Public Comment.** To date, the Department has received six letters in support of this project and one in opposition. The letters supporting the project have indicated that neighbors welcome the return of the restaurant and the mariachi music, recognizing the use as a part of the Mission's history. The letter opposing the project reflected a group of neighbors with concerns surrounding the maintenance of the property, waste disposal and noise associated with musicians who perform on the sidewalk after hours. The neighbor who authored the letter has since reviewed the Conditions of Approval associated with the Conditional Use authorization of an entertainment use and found that most concerns are addressed. The neighbor will therefore continue to communicate with other residents and work with the new managers once the use is operational to address issues as they arise.
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. **Other Entertainment Use.** Planning Code Section 726.48 requires Conditional Use Authorization to establish an entertainment use within the Valencia Street Neighborhood Commercial Transit District. Planning Code Section 790.38 defines an "other entertainment" use as a retail use which provides live entertainment, including dramatic and musical performances and/or provides amplified taped music for dancing on the premises, including but not limited to Places of Entertainment and Limited Live Performance Locales as defined

in Section 1060 of the Police Code, and which is adequately soundproofed or insulated so as to confine incidental noise to the premises.

Mariachi performers have historically entertained at the restaurant as a pre-existing use and therefore, did not require Conditional Use Authorization when the zoning for the subject property changed to a Neighborhood Commercial District in the late 1980s. However, with no documentation supporting the continuation of the entertainment use between 1972 and today, in addition to the restaurant's closure since 2007, the previous nonconforming entertainment activity has been abandoned. Therefore, the Project Sponsor has applied for Conditional Use Authorization to reinstate the previous entertainment use and enable the live performance of mariachi music upon the restaurant's re-opening.

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

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

The project is necessary and desirable because it will enhance an existing business and will not result in the displacement of any other neighborhood serving use. The entertainment use will complement the mix of goods and services currently available in the immediate vicinity. Furthermore, approval of the use will enable the restaurant to recapture an important cultural element of the Mission neighborhood. Standard Conditions of Approval will ensure compatibility with the neighboring residential uses.

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

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

The size and shape of the project site are compatible with the pattern of development in the area, and the project does not involve any alterations to the exterior of the subject building.

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

The project would not adversely affect public transit or overburden the existing supply of parking in the neighborhood because the project site is well-served by public transit. The project is within ½ mile of seven MUNI Bus lines, the MUNI J-line, two Bart stations, and a Samtrans line.

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

Noxious or offensive emissions will be prevented through stringent Conditions of Approval. The musical entertainment will be regulated by the Entertainment Commission and Police Department so that it will meet the San Francisco Noise Control Ordinance. Furthermore, the Conditions of Approval specifically restrict noise and vibration associated with the entertainment use to within the interior space.

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

There are no proposed changes to existing conditions as they relate to landscaping, screening, open spaces, parking and loading areas, service areas, lighting, and signage. Furthermore, Conditions of Approval guarantee that any adverse impacts of increased patronage resulting from the entertainment activity will be mitigated both by litter removal, maintenance of the sidewalk, and signage requesting patrons be respectful of neighbors.

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

The Project complies with 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 stated purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purpose of the Valencia Street Neighborhood Commercial Transit District in that the addition of the use will contribute to the district's mixed use character and provides an active ground floor use during the evening hours, after other nearby businesses have closed. Additionally, the entertainment use will continue to provide compatible convenience goods by means of cultural performance activities, to the immediately surrounding neighborhood and City at-large.

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

MISSION AREA PLAN

Objectives and Policies

OBJECTIVE 7.3:

REINFORCE THE IMPORTANCE OF THE MISSION AS THE CENTER OF LATINO LIFE IN SAN FRANCISCO.

Policy 7.3.1:

Support efforts to preserve and enhance social and cultural institutions.

Policy 7.3.2:

Encourage the creation of new social and cultural facilities in the Mission area.

Policy 7.3.3:

Protect and support Latino and other culturally significant local business, structures, property and institutions in the Mission.

The subject property is owned by a Latino family and the ground floor restaurant has been operated as a family business since the 1960s. During the closure of the restaurant, the non-conforming entertainment activity was abandoned. However, the restaurant (d.b.a. La Rondalla) is re-opening under the management of a new generation, who would like to continue their family's tradition of welcoming Mariachi entertainers into their restaurant. Enabling La Rondalla to provide performance opportunities to Mariachi bands also contributes to providing a sound institutional framework for the study and development of Latino and Mexican folk music by local artists.

COMMERCE AND INDUSTRY ELEMENT

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 which 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.

Allowing the requested addition of the entertainment use will allow for greater entertainment choices for those who live and work in the City without displacing an existing business. Conditions of Approval guarantee containment of any significant noise generated by the use during operation.

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.

Policy 2.3:

Maintain a favorably social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The addition of an entertainment use to the existing restaurant will create an improved social and cultural environment by providing expanded entertainment offerings in the neighborhood. Furthermore, Conditions of Approval guarantee that the business will improve conditions at the subject property, take residential neighbors into consideration and contribute to an active street life during evening hours on an otherwise inactive corner.

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.

The project will provide additional employment opportunities for local residents and performers.

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.

The retention of a commercial use at this site ensures the provision of a diversity of neighborhood-serving goods and services.

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 addition of the entertainment use will contribute to the success of the restaurant operation; however, it will also pull in new customers outside of the neighborhood and bring attention to the neighborhood's cultural and historic background. Associated noise will be insulated per the City's requirements and the

associated Conditions of Approval. Furthermore, the presence of an evening activity at this intersection will assist in improving the safety conditions in the area.

ARTS ELEMENT

Objectives and Policies

OBJECTIVE I-2:

INCREASE THE CONTRIBUTION OF THE ARTS TO THE ECONOMY OF SAN FRANCISCO.

Policy I-2.1:

Encourage and promote opportunities for the arts and artists to contribute to the economic development of San Francisco.

Policy I-2.2:

Continue to support and increase the promotion of the arts and arts activities throughout the City for the benefit of visitors, tourists, and residents.

The addition of the entertainment use will enable the restaurant to provide musical performance activities on-site on a regular basis. This activity also enhances San Francisco's arts sector and supplies residents, tourists and visitors with a greater diversity of entertainment offerings.

OBJECTIVE VI-1:

SUPPORT THE CONTINUED DEVELOPMENT AND PRESERVATION OF ARTISTS' AND ARTS ORGANIZATIONS' SPACES.

Policy VI-1.2:

Support and expand programs directed at enabling arts organizations and artists to comply with City building and safety codes to rehabilitate arts spaces.

Policy VI-1.4:

Preserve existing performing spaces in San Francisco.

Policy VI-1.9:

Create opportunities for private developers to include arts spaces in private developments city-wide.

Policy VI-1.11

Identify, recognize and support existing arts clusters and wherever possible, encourage the development of clusters of arts facilities and arts related businesses through the city.

The addition of the entertainment use to the existing restaurant will enable the current business to continue their tradition of providing Mariachi music for their diners. Furthermore, the site is situated within the Mission neighborhood which features a cluster of Mexican and Mexican-American cultural

activities that are integral to the City's history. As a result, this area continues to promote Mariachi artists and serves to support the continued appreciation for this art form.

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

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

The project will contribute to a greater number of employment opportunities for entertainers and will not displace any existing retail uses within the neighborhood.

- 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 will not adversely affect existing housing and is consistent with the surrounding neighborhood character. Further, the Conditions of Approval will ensure the entertainment activity occurs indoors and complies with the San Francisco Noise Ordinance. This will be an improvement from past activities which were not subject to standard Conditions for entertainment uses.

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

The Project will not affect the supply of affordable housing.

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

The Project will not impact traffic or create a higher demand for parking spaces than the existing use.

- 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 will not displace or alter any elements of the City's industrial or service sectors.

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

The proposed project will comply with the City Codes to achieve the proper preparedness in the event of an earthquake.

- G. That landmarks and historic buildings be preserved.

The project will allow the continued viability of an existing business which is located within a historically rated building, thus ensuring the continued use and maintenance of a historical resource.

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

The proposed project will not have a negative effect on existing parks and open space.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0561C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 4, 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 September 12, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish an entertainment use as part of the existing restaurant use (d.b.a. La Rondalla) within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on September 13, 2012 under Motion No. XXXXX. 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 September 13, 2012, under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING

3. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 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

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

5. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>
6. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
7. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org
For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, www.sf-police.org*
8. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
9. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.
For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

10. **Other Entertainment.** The Other Entertainment shall be performed within the enclosed building only. The building shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

11. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



CEQA Categorical Exemption Determination

SAN FRANCISCO
PLANNING
DEPARTMENT

Property Information/Project Description

PROJECT ADDRESS 901 Valencia St.	BLOCK/LOT(S) 3609/042
--	---------------------------------

CASE NO. 2012 CEQA C	PERMIT NO.	PLANS DATED 10/4/10
--------------------------------	------------	-------------------------------

- Addition/ Alteration (detailed below) Demolition (requires HRER if over 50 years old) New Construction

STEP 1 EXEMPTION CLASS

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

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

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

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

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

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

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

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

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

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

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

Project Can Proceed With Categorical Exemption Review.

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

GO TO STEP 3 **BB**

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

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

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

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

If condition applies, please initial.

- 1. Change of Use and New Construction** (tenant improvements not included).

- 2. Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

- 3. Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

- 4. Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

- 5. Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

- 6. Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

- 7. Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

- 8. Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

- 9. Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

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

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

If condition applies, please initial.

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

- 2. Interior alterations to publicly-accessible spaces.**

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

* Requires Initial by Senior Preservation Planner / Preservation Coordinator

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

Further Environmental Review Required.

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

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

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

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

- Step 2 (CEQA Impacts) or
- Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

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

Planner's Signature
Ryan Sucre'

Print Name

9/5/12

Date

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

Bendix, Brittany

From: Nick Grillo <grillo.nick@gmail.com>
Sent: Sunday, September 02, 2012 6:57 PM
To: Bendix, Brittany
Cc: Marsha Garland
Subject: Re: Case No. 2012.0561C

Thank you for your rapid response to our concerns regarding LaRondalla, for your research into the history of the site and for your work on the report.

My neighbors and I have read the "Exhibit A" document attached in your email and we recognize that many of the issues we discussed in our letter are addressed in this document. Still, we are still skeptical as the Barrios family's failure to act responsibly has too often been at odds with the City's various codes and regulations.

Unfortunately, I will not be able to attend the hearing due to my hectic work schedule at UCSF, and as of today, I am unsure if my neighbors will attend as most have told me they want to avoid establishing (or re-establishing) a contentious relationship with the Barrios family.

Ms, Bendix, please continue to keep me updated and please, if it is decided that entertainment will be permitted at La Rondalla, we wish to be advised of the proper route for addressing problems as they occur.

Respectfully,

Nick Grillo

On Thu, Aug 30, 2012 at 4:12 PM, Bendix, Brittany <brittany.bendix@sfgov.org> wrote:

Hi Nick,

I just wanted to confirm I've received both your e-mail and letter. I'm looking into the history of the site and drafting my report. However, in the meantime I wanted to share with you the standard Conditions of Approval that the business will be required to adhere to if the Planning Commission approves their request. You should note that these conditions were not previously applicable.

I think you'll find most of your concerns are addressed in this document, which will be recorded on the property and be applicable to any future entertainment uses. Please read it over, share with your neighbors and then let's discuss. I've also copied the Project Sponsor, Marsha Garland, so that she can address certain issues of concern that may be beyond the jurisdiction of the Planning Department.

Thank you,

Brittany Bendix
Planner, Southeast Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
v: 415.575.9114 f: 415.558.6409

From: Nick Grillo [mailto:grillo.nick@gmail.com]
Sent: Saturday, August 25, 2012 6:47 PM
To: Bendix, Brittany
Subject: Case No. 2012.0561C

Dear Ms. Bendix,

Regarding case #2012.0561C, the tenants of 913 Valencia Street wish to voice our concerns before the City permits entertainment to be established at the restaurant located at 901 Valencia Street (d.b.a. La Rondalla). While we understand the Conditional Use authorization pursuant to Planning Code Section 726.48, the undersigned neighbors have strong reservations about allowing entertainment at this location. Our concerns arise specifically from past experiences at this location under the current owners supervision.

We ask that the City remember the past experiences prior to the restaurant's initial closing involving the Barrios family's lack of responsibility and their negligence to the property (both 901 and 907 Valencia) and neighborhood in general.

Mr. Carlos Barrios is a kind man but his inability to take care of the restaurant and the apartment dwelling located above it, is what lead the business to close. Prior to it's closing the neighborhood suffered from the restaurant's inability to pass health inspections and from the late night patrons loitering on the sidewalk well after the business was closed. We would have to call the police at least 2 -3 times a month due to the mariachi entertaining drunken patrons out on the sidewalk; and when they did respond, it often took the police 30-45 minutes to arrive because of their priorities. Attempts to speak directly to the entertainers and patrons, only met with being ignored or being verbally dismissed. After discussing the problem with Carlos Barrios, we were told that he has no power to control what happens on the sidewalks.

We live in a residential neighborhood. We are working families, individuals with jobs and children who go to school. Having La Rodalla closed for the past few years has been very nice. The neighborhood is cleaner and much, much quieter at night. We are skeptical that the Barrios family will supervise their entertainers differently this time around and we are doubtful that they will manage their patrons any better. If the City does permit entertainment at this establishment, we would like formal reassurance that the problems of the past will not occur and should they occur, the Barrios family will respond in a neighborly manner.

We will be follow-up with a signed, snail mail copy of this letter. Thank you for hearing us and considering our justified concerns.

Nick Grillo

415282.7431

"We make a living by what we get, but we make a life by what we give." - Winston Churchill

--

"We make a living by what we get, but we make a life by what we give." - Winston Churchill

913 Valencia Street, #1
San Francisco, CA 94110
August 25, 2012

Re: Case No. 2012.0561C

Ms. Brittany Bendix
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco, CA 94103

Dear Ms. Bendix,

Regarding case #2012.0561C, the tenants of 913 Valencia Street wish to voice our concerns before the City permits entertainment to be established at the restaurant located at 901 Valencia Street (d.b.a. La Rondalla). While we understand the Conditional Use authorization pursuant to Planning Code Section 726.48, the undersigned neighbors have strong reservations about allowing entertainment at this location. Our concerns arise specifically from past experiences at this location under the supervision of the Barrios family.

We ask that the City remember the past experiences prior to the restaurant's closing involving the Barrios family's lack of responsibility and the neglect of their Valencia Street properties, as well as to the neighborhood in general. History has shown us that these are people who do not act in the best interest of their customers, tenants, and neighbors.

We bring up the following points to demonstrate that the Barrios family doesn't do what is required of them unless they are ordered to do so by the City and that they do not make any attempt to control what happens in front of their establishment.

- 1) In the past, the restaurant's inability to pass health inspections was a result of rodent and cockroach infestations, which caused a widespread problem, extending well beyond their perimeters. Still existing is a problem with garbage that sits out in their back alleyway, which is allowed to accumulate on the ground for weeks before being cleaned-up.
- 2) In the recent past, the Barrios family allowed tenants residing above their restaurant (at 907 Valencia) to suffer in inadequate housing conditions until the City stepped in and ordered them to make the necessary changes – all of this after the tenants held a “rent strike”.
- 3) With specific regards to entertainment, we would have to call the police 2 -3 times every month due to the entertainers playing their musical instruments outside for the lingering, loud and drunken patrons during the middle of the night. It often took the police 30-45 minutes to arrive due to priorities. Attempts to speak directly to the

entertainers and patrons, only met with being ignored or being verbally abused and dismissed. After discussing the problem with Carlos Barrios, he said that he had “no power” to control what happens on the sidewalks and is not responsible for the actions of the entertainers or the patrons, that this was an issue for the police. It is our belief that any business should establish expectations how their employees (even contracted employees) conduct themselves in the neighborhood where their business is located, and when behaviors disrupt the community and comprise activities that require police intervention, rules must be set and disciplinary action must be taken.

Our neighborhood is made up of working families and school aged individuals. We, the undersigned, agree that having La Rondalla closed for the past few years has made the neighborhood much more enjoyable. It is remarkably cleaner, we have had no further rodent or insect problems (except for the time when foundation work was being done in at La Rondalla) and it is much more peaceful at night.

We also see no need for La Rondalla to become an entertainment establishment as many successful restaurants on Valencia Street have prospered without entertainment and we are deeply skeptical that the Barrios family would supervise their entertainers differently a second time around. Furthermore, if the City does decide to permit entertainment at this establishment, we would like formal documentation stating:

- 1) How the problem of allowing entertainers and patrons to disrupt the neighborhood will be corrected,
- 2) Who the contact person will be when problems do arise, and
- 3) Assurance that all incidents will be addressed in an expedient manner.

Respectfully,

Residents of 913 Valencia Street, San Francisco, CA 94110



Nick Grille
415.282.7431
grillo.nick@gmail.com



Kirk Mills
415.235.0389



Mark Wilson
415.864.5083



Lois Heaton-Camacho
415.550.8751



Eduardo Camacho
415.550.8751

Bendix, Brittany

From: Steven Machado <machado_steven@yahoo.com>
Sent: Monday, August 20, 2012 9:30 AM
To: brittany.bendix@sfgov.org
Subject: La Rondalla Restaurant

Dear Ms. Bendix:

I am writing in support of the La Rondalla Restaurant's request for a conditional use permit to allow them to add live entertainment when they open up. I appeal to you and others who make these decisions to grant this permit as we look forward to welcoming back an establishment that has been sorely missed.

La Rondalla is a part of the Mission's History as is the New Original Joe's is now a part of North Beach. I look forward to once again having dinner's at one of my all time favorite restaurants in San Francisco.

Sincerely,

Steven & Jennifer Machado

Bendix, Brittany

From: Gilbert <gilsgate@yahoo.com>
Sent: Tuesday, August 21, 2012 10:26 AM
To: brittany.bendix@sfgov.org
Cc: Valerie Tulier
Subject: La Rondalla

Ms. Bendix, I am so happy to hear that La Rondalla Restaurant may be opening up it's doors again, if everything goes well. I am now retired but still like to go all over the bay area from Daly City to Oakland and up to Napa to dine at new and old favorite places. I like what has been happening in Oakland's restaurants movement. I'm sad to hear Zwazik (sp) closed. I just tried Pecans on Broadway in Oakland.

In any case. I live close to La Rondalla and I used to love to stop there every week or two. I sure do miss it. Anything to get it back up and going and have the Barrios family be a contributing part of the community would be great for everyone, especially those of us diehards for good old fashioned Mexican Cuisine. Any help would be greatly appreciated. Thank you.

Bendix, Brittany

From: mia gonzalez <encantadagallery@yahoo.com>
Sent: Tuesday, August 21, 2012 11:03 AM
To: brittany.bendix@sfgov.org
Subject: LA rONDALLA

i LOOK FORWARD TO THE REOPENING OF THE 60 PLUS ESTABLISHMENT KNOWN AS IA rONDALLA....oNE OF THE LAST FAMILY OWNED MEXICAN RESTAURANTS THAT HAVE SERVED COUNTLESS MARGARITAS AND PROVIDED GREAT MARIACHI MUSIC.SPEAKING OF MARIACHI MUSIC THE CHILDREN OF THESE MUSICIANS HAVE CARRIED ON THIS CLASSICA L TRADITION ALONG WITH COMPLETING THEIR EDUCATION...AS A SMALL BUSINESS OWNER ACROSS THE STREET I LOOK FORWARD TO THEIR REOPENING AS IT WILL BRING MORE CLIENTS AND VISITORS TO OUR NEIGHBORHOOD....PARKING MAY BE AN ISSUE AS OUR STREETS BEING GOBBLED UP WITH PARK-ETS AND BICYCLE BLOCKAGE...

Brittany Bendix, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

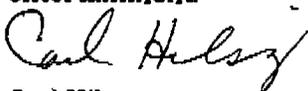
Brittany.bendix@sfgov.org

Re: La Rondalla Restaurant, 901 Valencia Street

Dear Ms. Bendix:

My name is Carl Hilsz and I have my office in the U. S. Bank Building on Mission Street. I love working in the Mission and enjoy taking my clients to the neighborhood restaurants. I am looking forward to returning to La Rondalla, which has been closed for renovation. There is nothing like mariachi music and it will be great to have musical entertainment at La Rondalla.

Please support La Rondalla's request for a conditional use permit to allow entertainment.



Carl Hilsz

Brittany Bendix, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Brittany.bendix@sfgov.org

Re: La Rondalla Restaurant, 901 Valencia Street

Dear Ms. Bendix:

I live in the Mission and part of the reason I live there is the neighborhood character. We are truly blessed to have such diversity in San Francisco.

I look forward to La Rondalla reopening and especially to their unique ambience with entertainment.

Sincerely,

A handwritten signature in cursive script that reads "Pierre".

Pierre

Brittany Bendix, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA

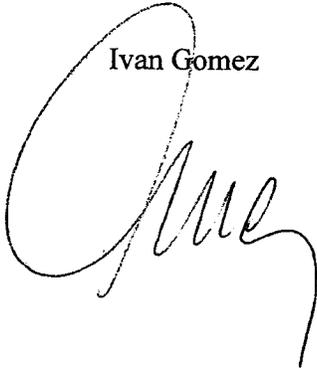
Re: La Rondalla Restaurant, 901 Valencia Street

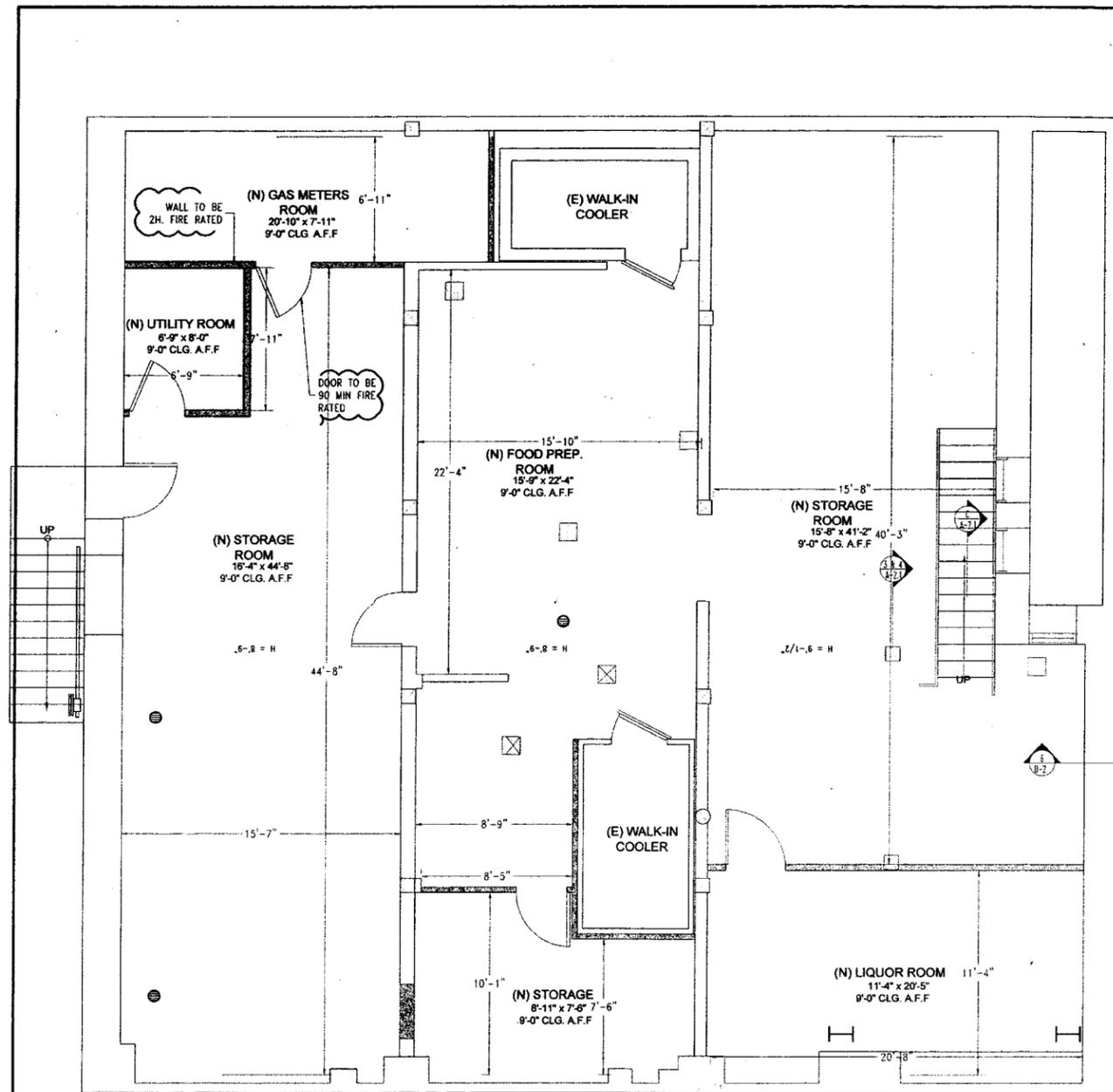
Dear Ms. Bendix:

I have lived and worked in the Mission District my entire life. La Rondalla Restaurant is deeply rooted in our community and it needs to remain here. The Latin experience involves music, as well as food and drink.

Please support this application for a conditional use permit so that La Rondalla can move forward and obtain an entertainment permit for mariachi and other kinds of Latin/Mexican music.

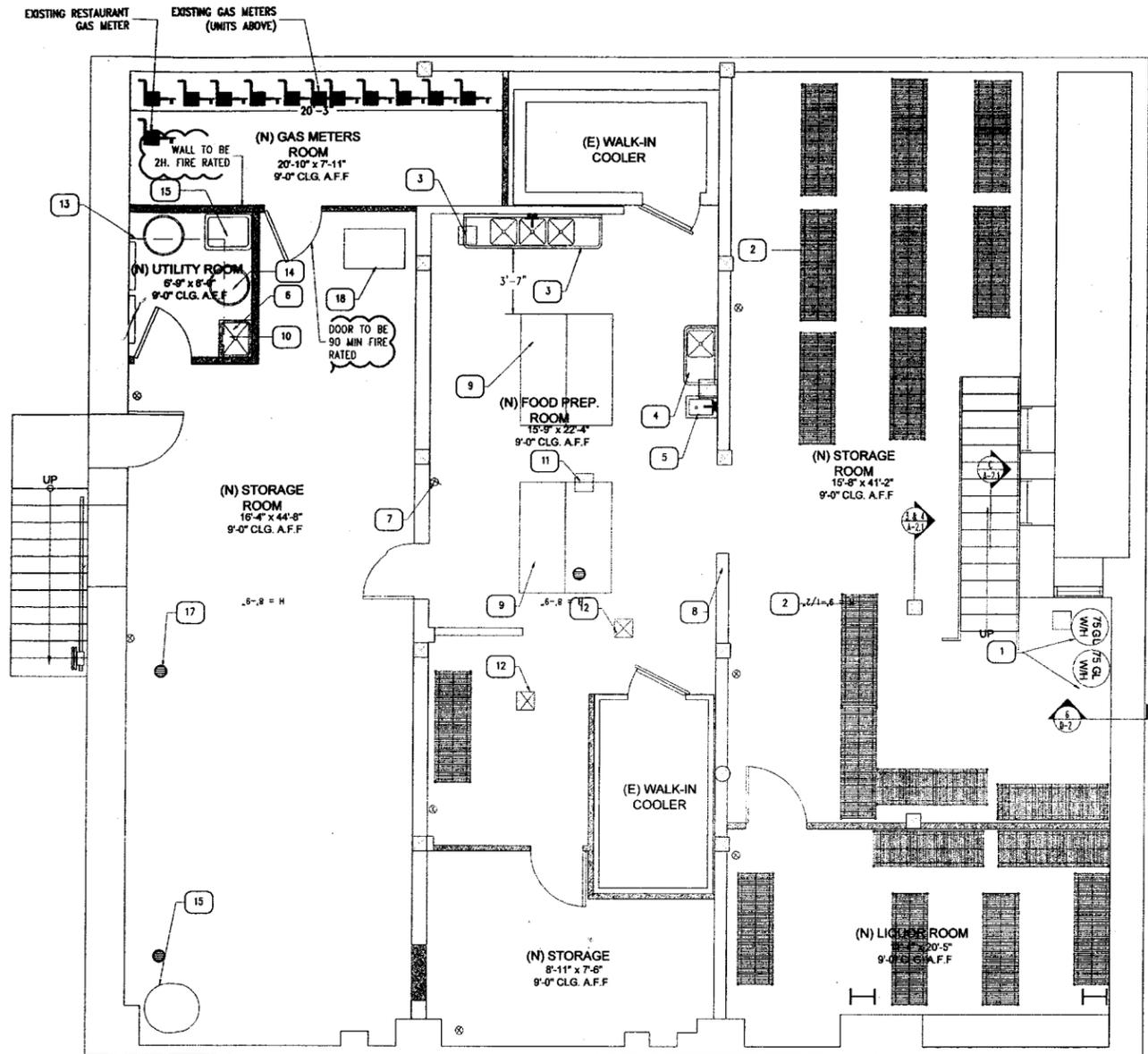
Ivan Gomez

A handwritten signature in black ink, appearing to read 'Ivan Gomez', written in a cursive style. The signature is positioned to the left of the printed name 'Ivan Gomez'.



BASEMENT DIMENSIONAL PLAN
SCALE 1/4" = 1'

1
A-2.1

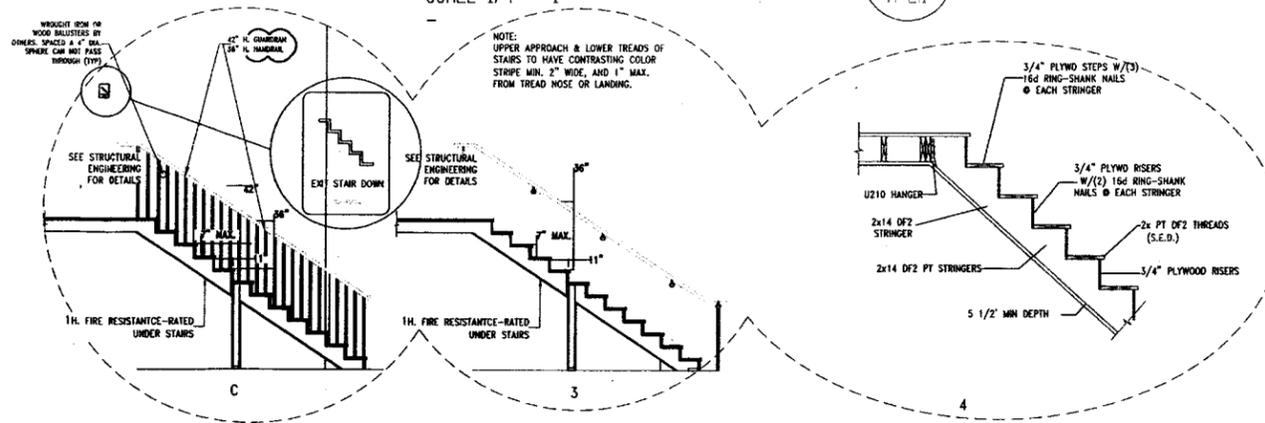


BASEMENT EQUIPMENT PLAN
SCALE 1/4" = 1'

2
A-2.1

KEY NOTES

- | | |
|--|---|
| <p>1 = INSTALL NEW H.W. PIPE INSULATION MODEL # D-80-165-AS, W/H LOCATION STRAP W/H AND FAUJAS PER (2001 CMC & CPC)</p> <p>2 = PROVIDE WIRE SHELVING/DRY STORAGE AREA 72"X24"W.X72"L</p> <p>3 = 3 COMPARTMENTS WITH TWO 18" INTEGRAL METAL DRAINBOARD SINK MODEL # SS3-18</p> <p>4 = PREP. SINK W/ 18" DRAINBOARD MODEL # SS1-18L</p> <p>5 = HANDSINK MODEL # SSP-18</p> <p>6 = 24"X24"X10"H. MOP SINK WITH BACKFLOW PREVENTION DEVICE.</p> <p>7 = "K" TYPE FIRE EXTINGUISHERS</p> <p>8 = BASEMENT WALLS TO BE PAINTED (SEM-GLOSS WASHABLE PAINT.)</p> <p>9 = FOOD PREP. TABLE MODEL# TSSU-60-16 TWO DOORS.</p> <p>10 = NEW FLOOR SINK.</p> <p>11 = EXISTING FLOOR SINK TO REMAIN.</p> | <p>12 = EXISTING FLOOR SINK TO BE REMOVED.</p> <p>13 = CLEANING CHEMICAL STORAGE</p> <p>14 = ROUND RUBBERMAID BRUTE 20 GLS. TRASH CONTAINER</p> <p>15 = RUBBERMAID 50 GL. BRUTE RECYCLE CONTAINER WITH LID 8.5"L, 23.3"W, 38.5"H</p> <p>16 = EXISTING SUMP PUMP</p> <p>17 = EXISTING FLOOR DRAIN</p> <p>18 = NEW LOCATION 100 LB GREASE INTERCEPTOR</p> <p>19 = BASEMENT SHALL BE SPRINKLERED PER CBC 903.2.10.1.</p> |
|--|---|



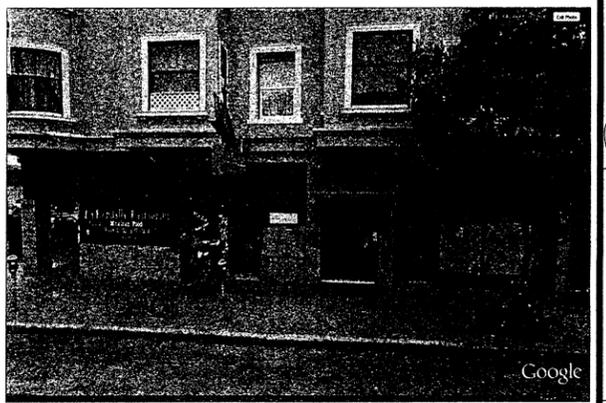
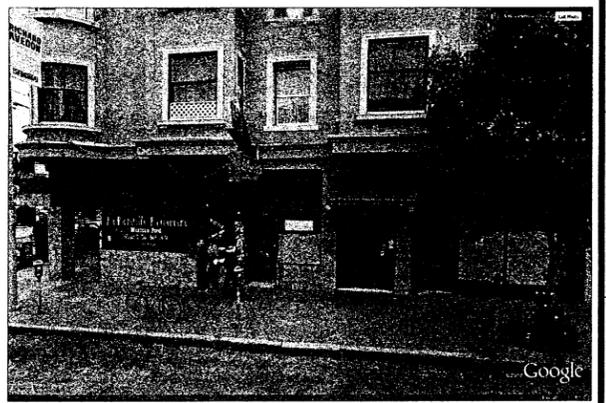
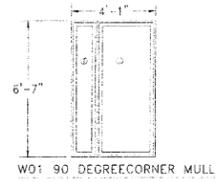
C, 3 & 4 - STAIRS FRAMING DETAILS
N.T.S.

SHEET TITLE: NEW BASEMENT DIMENSIONAL, EQUIPMENT PLAN/KEY NOTES.
 APPROVED BY: DE
 DATE: 10-04-10
 CHECKED BY: DE
 IN CHARGE: DE
 DRAWN BY: DE
 Carlos Barrios
 439 Alvarado St.
 San Francisco, CA 94114
 La Rondalla Restaurant Remodel
 901 Valencia Street
 San Francisco, CA.
 Sinbordes Design
 CAD Residential Design & Blueprints
 1000 Texas St Suite H Fairfield, CA. 94533
 707-399-0200 FAX: 707-399-0202
 PROJECT NO. 10-303
 SHEET 1 OF 13
 A-2.1

12.0561 0

- 1 = NEW STUCCO TO MATCH EXISTING
- 2 = NEW 4"x4" GLAZED PORCELAIN TILES (COLOR TO MATCH EXISTING BODY COLOR)
- 3 = NEW WOOD WINDOWS TO MATCHING EXISTING IN MATERIAL SIZE, SHAPE AND APPEARANCE.
- 4 = DOOR TO BE INSTALL PERMANUF.INSTRUCTIONS AND MEET ADAREQUIREMENTS.
- 5 = (T) TEMPERED GLASS WINDOWS & DOORS SYMBOL (TYP)
- 6 = EXISTING SECURITY GATE TO REMAIN
- 7 = EXISTING ROOF TO REMAIN
- 8
- 9
- 10
- 11
- 12
- 13

- 2007 CALIFORNIA BUILDING CODE.
- 2007 CALIFORNIA ELECTRICAL CODE.
- 2007 CALIFORNIA MECHANICAL CODE.
- 2007 CALIFORNIA PLUMBING CODE.
- 2007 CALIFORNIA ENERGY CODE.
- 2007 CALIFORNIA FIRE CODE.
- ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS.



NEW FRONT ELEVATION

SINBORDES DESIGN
 CAD Residential Design & Blueprints
 1000 Texas St Suite H Fairfield, CA. 94533
 707-399-0200 FAX: 707-399-0202

LA RONDALLA RESTAURANT
 Remodel
 901 Valencia Street
 San Francisco, CA.

Carlos Barrios
 439 Alvarado St.
 San Francisco, CA. 94114

APPROVED BY: **DE**
 DATE: 10-04-10
 CHECKED BY: **DE**
 IN CHARGE: **DE**

PROJECT NO. 10-303
 SHEET 1 OF 13

A-3.1

10-05