



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: APRIL 30, 2015

*Date:* April 23, 2015  
*Case No.:* **2014.1481C**  
*Project Address:* **475 VALENCIA STREET**  
*Zoning:* Valencia NCT (Neighborhood Commercial Transit, Valencia Street)  
55-X Height and Bulk District  
*Block/Lot:* 3554/018  
*Project Sponsor:* Henry Karnilowicz  
1019 Howard Street  
San Francisco, CA 94103  
*Staff Contact:* Erika Jackson – (415) 558-6363  
[erika.jackson@sfgov.org](mailto:erika.jackson@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 to legalize the existing Large Institution (d.b.a. San Francisco School of Massage and Bodywork) within an approximately 5,000 square foot tenant space on the third floor. The space contains administrative offices and reception, a student lounge and library, a kitchen, and bathrooms in addition to three large classroom spaces. The San Francisco School of Massage and Bodywork (SFSM) has been in existence since 1969. Approximately 20-40 students would be at the site on a daily basis. Approximately 100 students graduate each year. The school employs approximately 20 part-time instructors and administrators. The school's hours are between 9a.m. and 6p.m., with some occasional classes conducted on the weekends and evenings.

SFSM's 500-Hour Massage Therapist Program is a comprehensive training designed for the student who is committed to building a rewarding career in massage and bodywork. The curriculum and content offered in this program covers all the essentials needed for becoming a successful, independent bodyworker/massage therapist. It includes everything from learning fundamental massage skills to mastering the most in-demand advanced modalities. Emphasis is placed on honing clinical skills and building and marketing a successful, private bodywork practice.

The program is taught in a four module format, each with specific class content as detailed below. Students will be awarded a certificate of completion after successfully completing all graduation requirements for the program. All of our instructors are professional and certified massage therapists and are dedicated to providing an exceptional curriculum that satisfies the criteria for the California Massage Therapy Council (CAMTC) and the National Certification Board for Therapeutic Massage and Bodywork (NCBTMB). SFSM is also accredited by the Accrediting Bureau of Health Education Schools (ABHES).

## **SITE DESCRIPTION AND PRESENT USE**

The Project is located on the east side of Valencia Street, between 15th and 16th Streets, Block 3354, Lot 018. The property is located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and a 55-X Height and Bulk District. The property is developed with a three-story building containing one ground floor commercial space, office on the second floor, and the massage school on the third floor. The subject property has approximately 50 feet of frontage on Valencia Street.

The ground floor commercial space has been occupied by a second-hand clothing store since 1995. The second floor office space has been occupied by a start-up company (d.b.a. PostMates) since 2013. SFSM has been operating at this location since January 2011. Before moving to this location, the school was located at 1325 Chestnut Street. When SFSM took over the space in January 2011, it had been vacant for approximately 2 years. Prior to the vacancy, the space was occupied by a printing press.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project site is located in the Valencia Street NCT District with a variety of neighborhood-serving uses. A mixture of food establishments, personal services, small retail establishments, and high density residential uses defines the District. The surrounding properties are located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and the RTO-M (Residential, Transit-Oriented, Mission Neighborhood) Zoning 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	April 10, 2015	April 10, 2015	20 days
Posted Notice	20 days	April 10, 2015	April 10, 2015	20 days
Mailed Notice	20 days	April 10, 2015	April 10, 2015	20 days

## **PUBLIC COMMENT**

- The Department is not aware of any opposition to this project.

## **ISSUES AND OTHER CONSIDERATIONS**

- The San Francisco School of Massage and Bodywork is an educational service that is certified by the Accrediting Bureau of Health Education Schools, which is recognized by the United States Secretary of Education for the accreditation of postsecondary institutions offering allied health education programs.

- The 5,000 square foot tenant space on the third floor is an appropriate setting for the massage school. The large size provides space for learning – both one-on-one and in a group setting. The space contains administrative offices and reception, a student lounge and library, a kitchen, and bathrooms in addition to three large classroom spaces.
- The proposed school use will complement the mix of goods and services currently available at the project site and contributes to the economic vitality of the neighborhood. The Project is desirable because it will provide a personal service use and an educational training opportunity to the neighborhood.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization pursuant to Planning Code Sections 121.2, 303 and 726.81 to legalize an existing Other Large Institution (d.b.a. San Francisco School of Massage and Bodywork) on the third floor that exceeds the use size limits of 5,000 square feet in the Valencia Street NCT Zoning District.

## **BASIS FOR RECOMMENDATION**

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

- The proposed Project meets all applicable requirements of the Planning Code.
- The size of the proposed use at 5,000 square feet is in keeping with the existing floor plates on the property and within the immediate neighborhood.
- The proposed school use is not expected to impact existing traffic or parking in the District as the proposed use is within short walking distance to public transit, existing public garages and high density residential districts.
- The school has been operating at the current location since January 2011 without any adverse impacts to the surrounding neighborhood.
- The Project promotes the operation of a locally-owned business and contributes to the viability of the overall Mission Neighborhood.
- The Project would not displace an existing retail tenant or housing.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.
- The Project promotes small business ownership and employment opportunities.
- The Project is compatible with the surrounding neighborhood and does not propose any exterior modifications or expansion to the existing building. Thus, neighborhood character is preserved.
- The use is desirable as it will provide a vital service for the residents of the neighborhood.
- The project is consistent with the objectives and policies of the General Plan.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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Attachment Checklist

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

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

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

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# SAN FRANCISCO PLANNING DEPARTMENT

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*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 AND 726.81 OF THE PLANNING CODE TO LEGALIZE AN EXISTING OTHER LARGE INSTITUTION (D.B.A. SAN FRANCISCO SCHOOL OF MASSAGE AND BODYWORK) WITH A USE SIZE OF 5,000 SQUARE FEET WITHIN THE VALENCIA NCT (NEIGHBORHOOD COMMERCIAL TRANSIT, VALENCIA STREET) ZONING DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On September 25, 2014, Henry Karnilowicz (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 121.2, 303, and 726.81 to legalize an existing other large institution (d.b.a. San Francisco School of Massage and Bodywork) within the Valencia NCT (Neighborhood Commercial Transit, Valencia Street) Zoning District and a 40-X Height and Bulk District.

On April 30, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1481C.

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. 2014.1481C, 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 15th and 16th Streets, Block 3354, Lot 018. The property is located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and a 55-X Height and Bulk District. The property is developed with a three-story building containing one ground floor commercial space, office on the second floor, and the massage school on the third floor. The subject property has approximately 50 feet of frontage on Valencia Street.

The ground floor commercial space has been occupied by a second-hand clothing store since 1995. The second floor office space has been occupied by a start-up company (d.b.a. PostMates) since 2013. The San Francisco School of Massage and Bodywork (SFSM) has been operating at this location since January 2011. Before moving to this location, the school was located at 1325 Chestnut Street. When SFSM took over the space in January 2011, it had been vacant for approximately 2 years. Prior to the vacancy, the space was occupied by a printing press.

3. **Surrounding Properties and Neighborhood.** The Project site is located in the Valencia Street NCT District with a variety of neighborhood-serving uses. A mixture of food establishments, personal services, small retail establishments, and high density residential uses defines the District. The surrounding properties are located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and the RTO-M (Residential, Transit-Oriented, Mission Neighborhood) Zoning District.
4. **Project Description.** The Project is to legalize the existing Large Institution (d.b.a. San Francisco School of Massage and Bodywork) within an approximately 5,000 square foot tenant space on the third floor. The space contains administrative offices and reception, a student lounge and library, a kitchen, and bathrooms in addition to three large classroom spaces. SFSM has been in existence since 1969. Approximately 20-40 students would be at the site on a daily basis. Approximately 100 students graduate each year. The school employs approximately 20 part-time instructors and administrators. The school's hours are between 9a.m. and 6p.m., with some occasional classes conducted on the weekends and evenings.

SFSM's 500-Hour Massage Therapist Program is a comprehensive training designed for the student who is committed to building a rewarding career in massage and bodywork. The curriculum and content offered in this program covers all the essentials needed for becoming a successful, independent bodyworker/massage therapist. It includes everything from learning fundamental massage skills to mastering the most in-demand advanced modalities. Emphasis is placed on honing clinical skills and building and marketing a successful, private bodywork practice.

The program is taught in a four module format, each with specific class content as detailed below. Students will be awarded a certificate of completion after successfully completing all graduation requirements for the program. All of our instructors are professional and certified massage therapists and are dedicated to providing an exceptional curriculum that satisfies the criteria for the California Massage Therapy Council (CAMTC) and the National Certification Board for Therapeutic Massage and Bodywork (NCBTMB). SFSM is also accredited by the Accrediting Bureau of Health Education Schools (ABHES).

5. **Public Comment.** The Department has received no public comment regarding the Project.
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. **Institutional Master Plan.** Planning Code Section 304.5(d) states that an institution occupying less than 50,000 square feet must complete an Abbreviated Institutional Master Plan that includes a statement that the institution does not anticipate any future expansion to more than 50,000 square feet, a textual description of the institution's physical plant and employment, the institution's affirmative action program, all ownership by the institution of properties throughout the City and County of San Francisco, the services provided and service population, parking availability, and any other relevant general information pertaining to the institution and its services.

*The San Francisco School of Massage has filed an Abbreviated Institutional Master Plan with the Planning Department.*
  - B. **Use.** Planning Code Section 726.81 states that Conditional Use Authorization is required to establish an Other Large Institution use on the third floor within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District.

*The San Francisco School of Massage and Bodywork is an educational service that is certified by the Accrediting Bureau of Health Education Schools, which is recognized by the United States Secretary of Education for the accreditation of postsecondary institutions offering allied health education programs.*
  - C. **Accessory Use Massage.** Planning Code Section 790.60 defines Massage Establishment and Certain Accessory Use Massage provided that the massage use is accessory to a principal use and the massage use is accessed by a principal use.

*The Planning Code permits accessory use massage when the principal use is a large institution as defined in Planning Code Section 790.50.*

- D. **Hours of Operation.** Planning Code Section 726.27 states that hours of operation between 6a.m. and 2a.m. are permitted.

*The current hours of operation for the San Francisco School of Massage and Bodywork are 9a.m. to 6p.m. with the occasional weekend and evening class.*

- E. **Parking.** Planning Section 151 of the Planning Code no off-street parking within the Valencia Street NCT.

*The Project provides no off-street parking. However, it is estimated that approximately 80% of the students live within walking distance of the school or use public transit.*

- F. **Signage.** Currently, there is no signage for the school. Any proposed signage will be subject to the review and approval of the Planning Department.

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

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

*The size of the proposed use at 5,000 square feet is in keeping with the existing floor plates on the property and within the immediate neighborhood. The proposed school is not expected to impact existing traffic or parking in the District as the proposed use is within short walking distance to public transit, existing public garages and high density residential districts.*

*The proposed school use will complement the mix of goods and services currently available at the project site and contributes to the economic vitality of the neighborhood. The Project is desirable because it will provide a personal service use and an educational training opportunity.*

- 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 Project size and shape are compatible with the pattern of development in the area. The proposal will not change the exterior dimensions of the subject building as no expansion is proposed. The Project is a tenant improvement.*

- 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 proposed school is not expected to impact existing vehicular traffic or parking in the district as the proposed use is located within walking distance to local and regional transit stops and public parking garages. The project site is in an area which is a transit-oriented, high-density mixed-use residential and commercial neighborhood.*

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

*The proposed school is not expected to generate noticeable levels of noxious or offensive emissions such as noise, glare, dust and odor.*

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

*The Project is not expected to create demand for on street parking and loading. Proposed signage and lighting shall meet the requirements of the Planning Code.*

- 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.*

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

*The proposed project is consistent with the stated purpose of the Valencia NCT Zoning District in that the intended use will provide a compatible personal service for the immediately surrounding neighborhoods during daytime hours.*

- 8. **Use Size.** Planning Code Section 121.2 requires a Conditional Use Authorization for a non-residential use that is larger than 2,999 square feet within the Valencia Street NCT Zoning District. Planning Code Section 121.2 sets forth additional criteria which the Commission shall consider in addition to those of Section 303 when reviewing an application for a non-residential use size in excess of that which is permitted as-of-right:

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

*The Valencia NCT is a vibrant and intense cluster of businesses and dwellings. In relation to the general availability of commercial space in the district, the proposed non-residential expansion is comparatively minor. Other neighborhood serving uses would continue to locate in the Valencia NCT; approval of the Proposed Project would not preclude this. The proposal supports the intention of the neighborhood commercial zoning districts in that it would promote the continued operation of an existing school. The school has been using this tenant space since January 2011. Prior to this use, the space had been vacant for approximately 2 years. Prior to the vacancy, the space was occupied by a printing press.*

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

*The 5,000 square foot tenant space on the third floor is an appropriate setting for the massage school. The large size provides space for learning – both one-on-one and in a group setting. The space contains administrative offices and reception, a student lounge and library, a kitchen, and bathrooms in addition to three large classroom spaces.*

*The proposed school use will complement the mix of goods and services currently available at the project site and contributes to the economic vitality of the neighborhood. The Project is desirable because it will provide a personal service use and an educational training opportunity to the neighborhood.*

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

*There are no proposed modifications to the existing building. The existing building was constructed circa 1923 and complements the block. The existing building is a three story building that respects the scale of development in the district that ranges from two to four stories in height.*

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

## **MISSION AREA PLAN**

### **Objectives and Policies**

#### **OBJECTIVE 1.1**

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

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

*The subject use is a large institution that has been operating in this location since January 2011. Legalizing this use encourages the retention of this business in the Neighborhood Commercial District in this Area Plan.*

**OBJECTIVE 6.1**

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

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

*Granting the conditional use authorization for the legalization of an existing school supports the economic wellbeing of an existing small business.*

**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 District and is thus consistent with activities in the commercial land use plan.*

**OBJECTIVE 1.8:**

MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS.

**Policy 1.8.2:**

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

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

**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 an existing school use and will enhance the diverse economic base of the City.*

**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.

**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.

*No location of the project, within walking distance to major transit stops, public parking garages and residential neighborhoods will mitigate any traffic and parking effects on the area. No commercial tenant would be displaced and the project would enhance the district to achieve optimal diversity in the types of goods and services available in the neighborhood.*

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

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

*The proposal would enhance the district by maintaining the existing school use. The business would create additional skilled employment opportunities for the community.*

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

*The proposed project would not result in the loss of any dwellings units. The school use will provide a unique and desirable feature to the existing neighborhood.*

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

*No housing is removed for this Project.*

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

*The proposed school use is not expected to impact existing vehicular traffic or parking in the district as the proposed use is primarily intended to support the immediate neighborhood. The immediate neighborhoods are primarily transit-oriented, high-density mixed-use residential areas which provide goods and services to thousands of dwellings within a short walk. The use should not generate significant amounts of new vehicular trips to the immediate neighborhood or citywide.*

- 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 any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities.*

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014.1481C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 27, 2014, 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.

**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 30, 2015.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 30, 2015

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow an Other Large Institution (d.b.a. **San Francisco School of Massage and Bodywork**) located at 475 Valencia Street, Block 3554, Lot 018 pursuant to Planning Code Section(s) **121.2, 303, and 726.81** within the **Valencia NCT Zoning** District and a **55-X** Height and Bulk District; in general conformance with plans, dated **April 27, 2014**, and stamped "EXHIBIT B" included in the docket for Case No. **2014.1481C** and subject to conditions of approval reviewed and approved by the Commission on **April 30, 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 30, 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)*

### MONITORING - AFTER ENTITLEMENT

6. **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)*

7. **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

8. **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>*

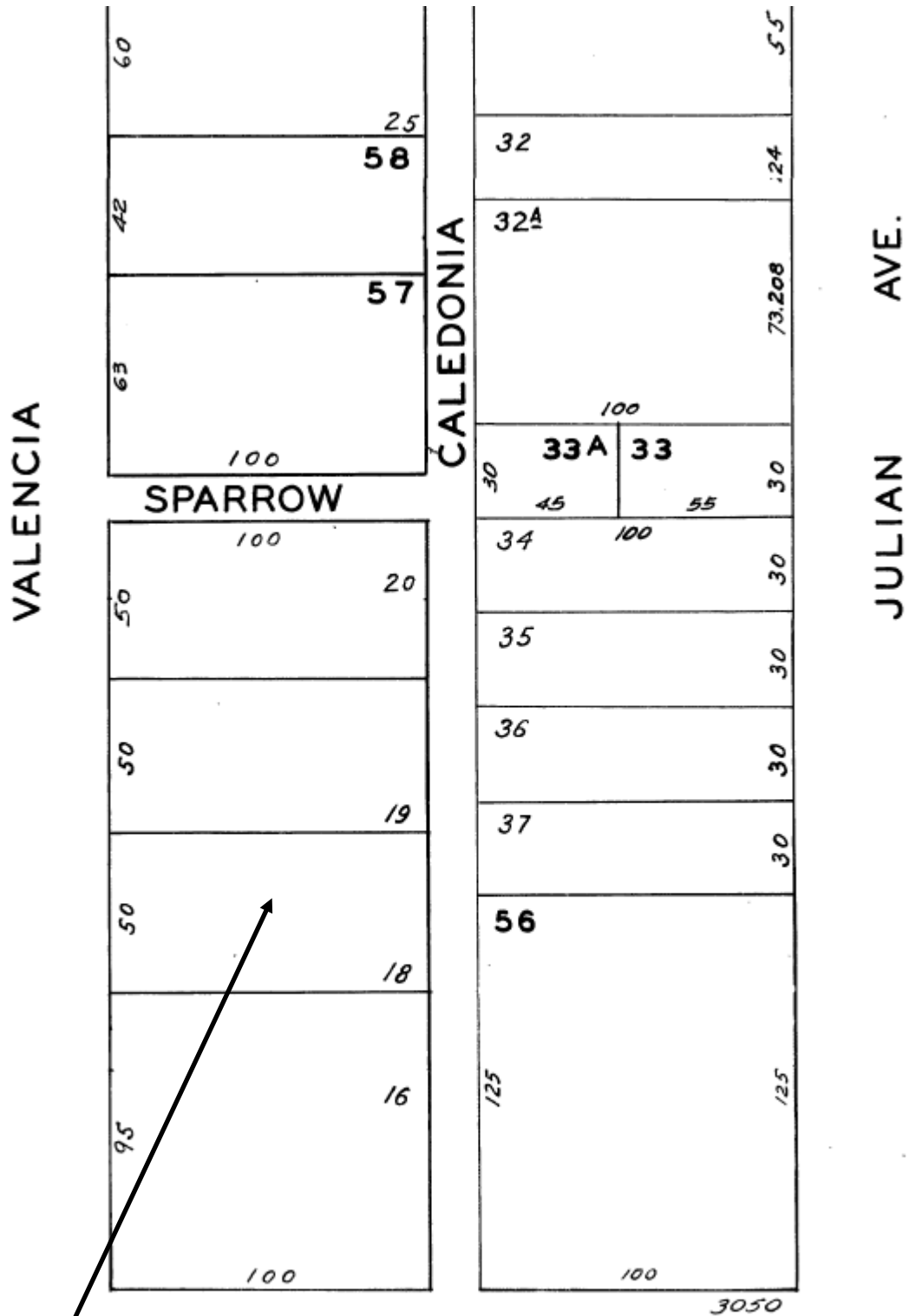
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

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

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

# Parcel Map



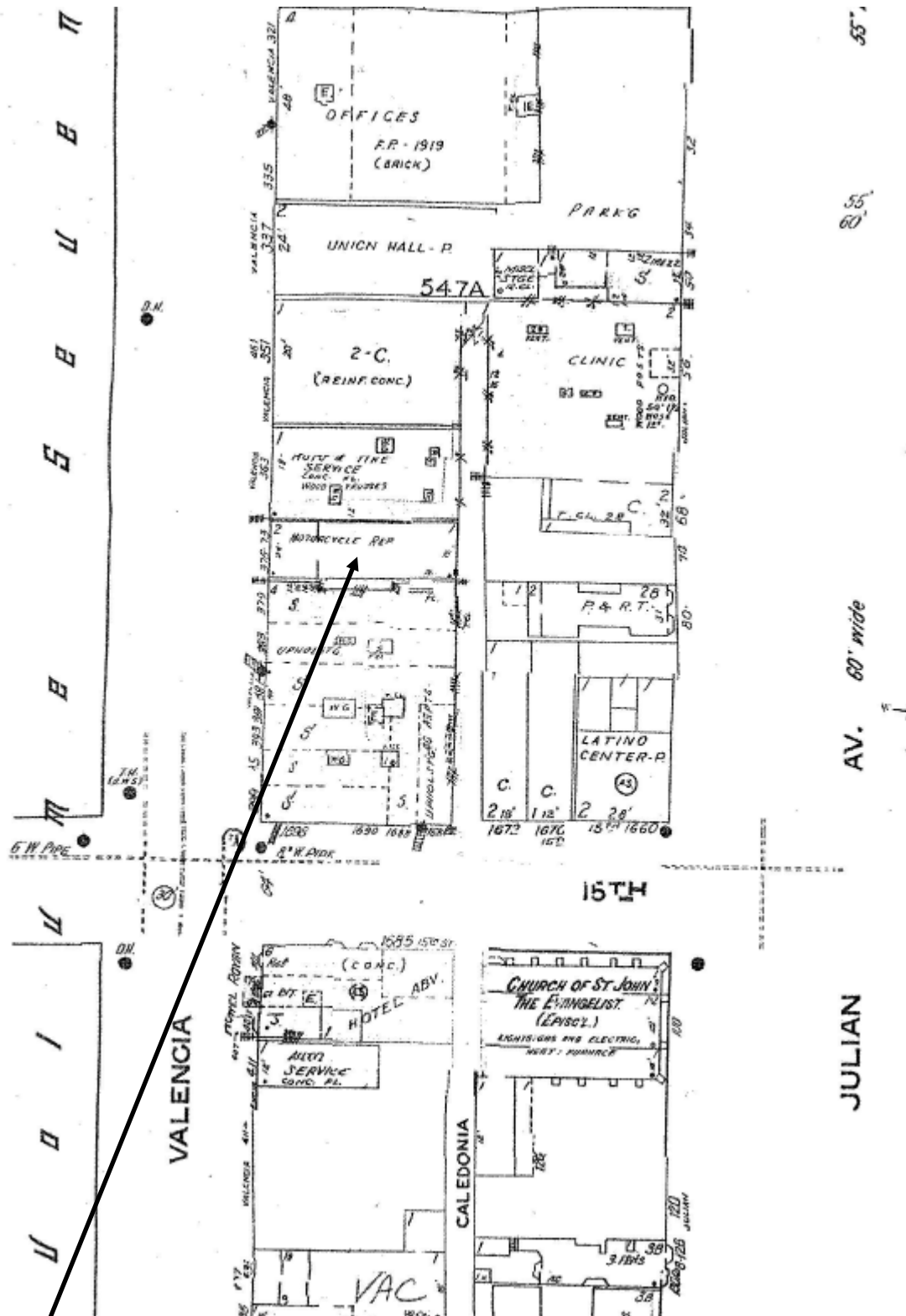
SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2014.1481C  
475 Valencia Street  
3554 / 018

# Sanborn Map\*

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

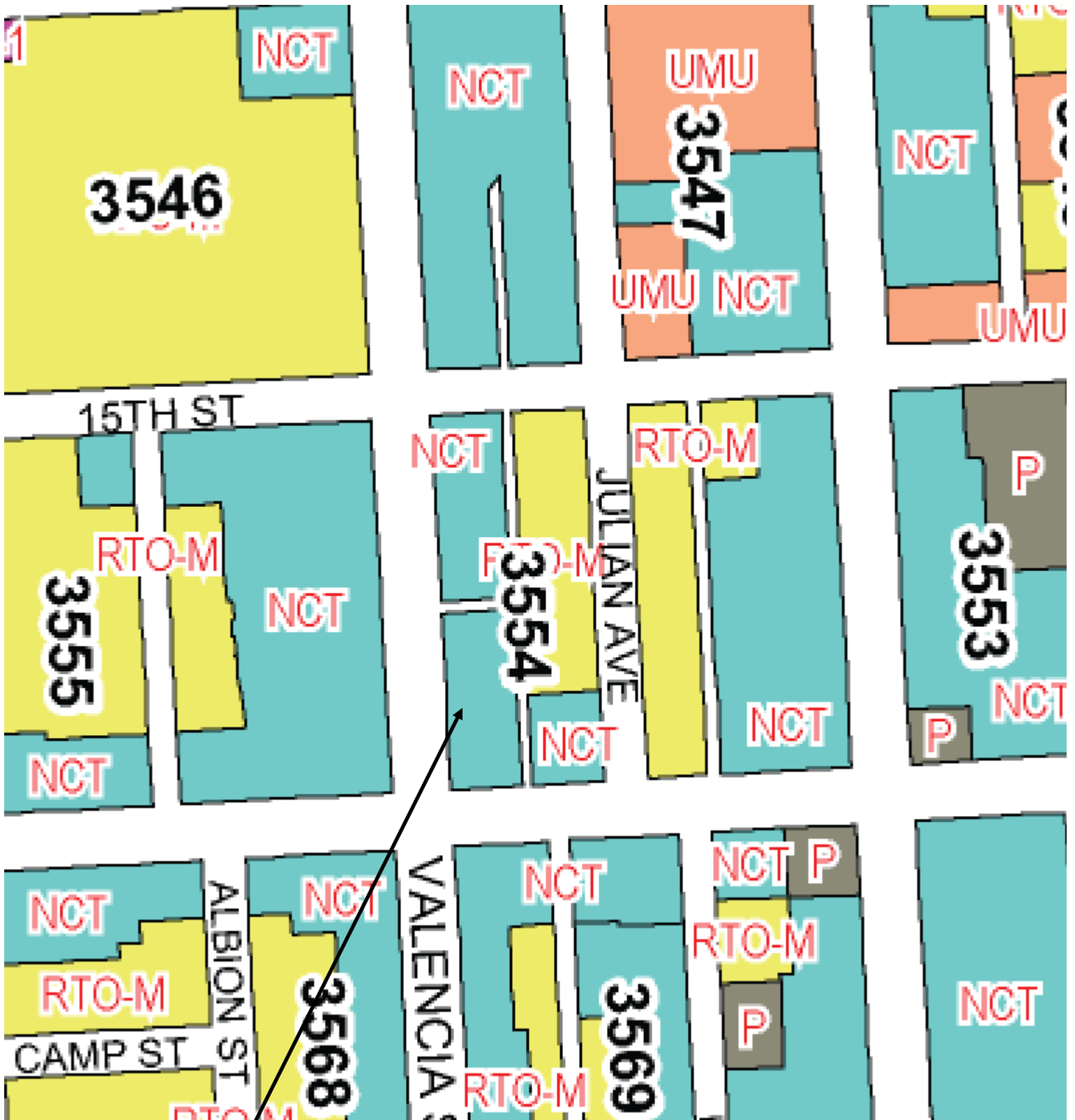


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2014.1481C  
475 Valencia Street  
3554 / 018

# Zoning Map

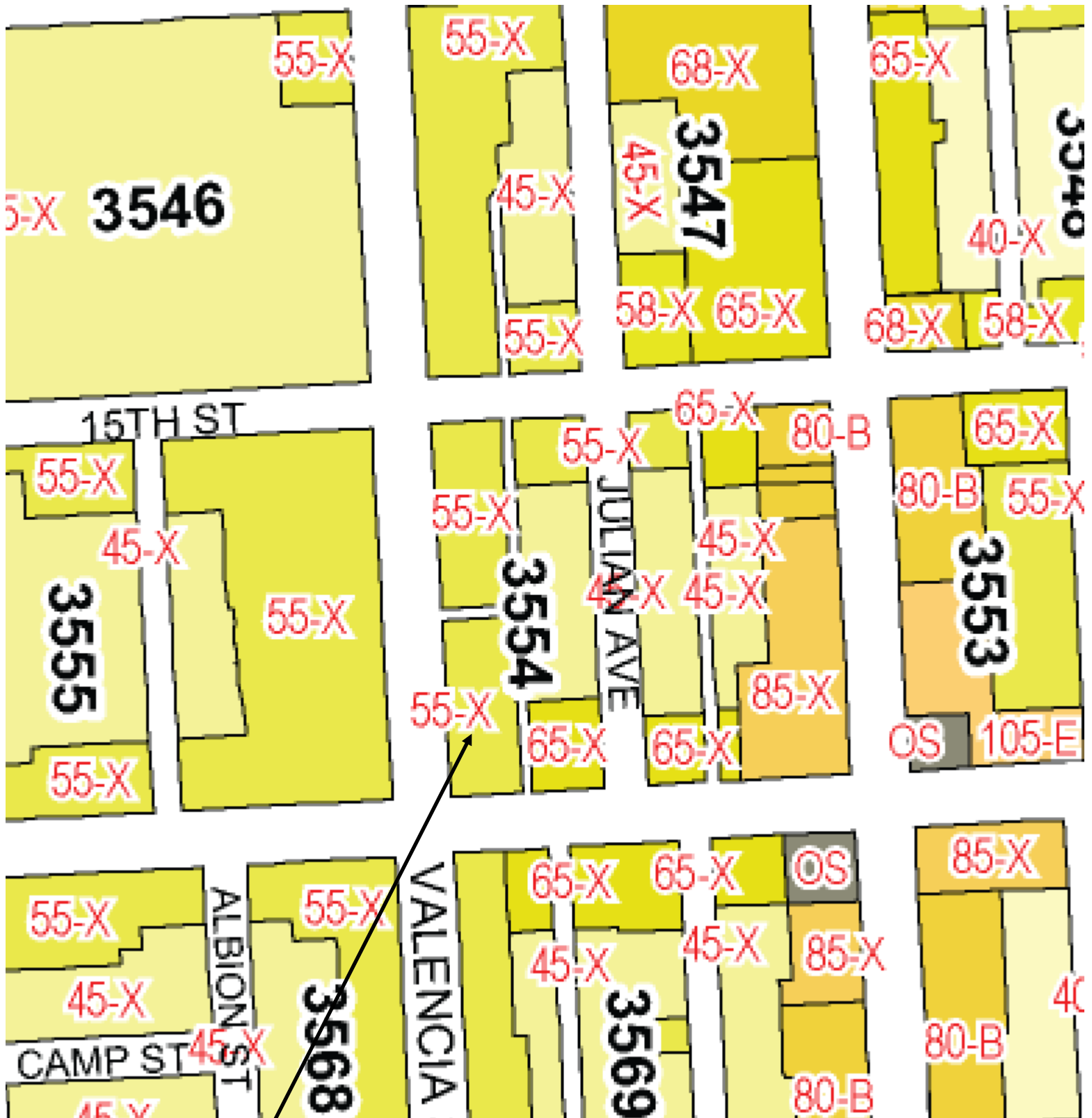


SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2014.1481C  
475 Valencia Street  
3554 / 018

# Height & Bulk Map

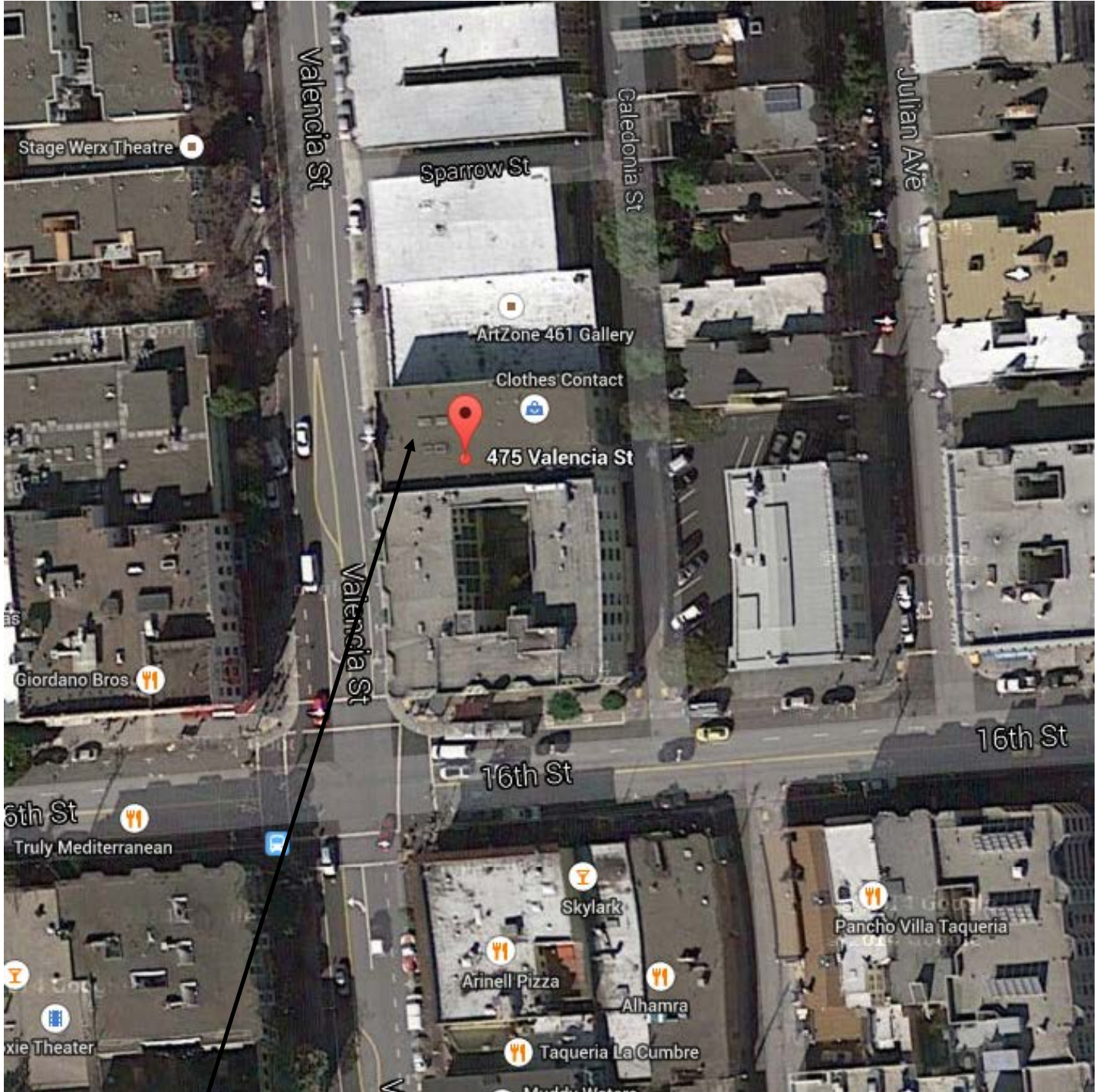


SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2014.1481C  
475 Valencia Street  
3554 / 018

# Aerial Photograph



SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2014.1481C  
475 Valencia Street  
3554 / 018

# Site Photographs



475 Valencia



475 Valencia



475 Valencia

rear view





## **Abbreviated Institutional Master Plan 475 Valencia Street / San Francisco School of Massage & Bodywork**

The San Francisco School of Massage & Bodywork, occupying the 3<sup>rd</sup> floor of the space at 475 Valencia Street, has no intentions and does not anticipate any future expansion to more than 50,000 square feet.

The San Francisco School of Massage & Bodywork (SFSM) is located at 475 Valencia Street on the third floor of a historical Mission District building. The physical site includes three large and spacious classrooms all housed in approximately 5,000 square feet of space. Classroom A is approximately 31 feet by 33 feet (1023 sq ft), is entirely carpeted with west and street facing operable windows. Classroom A has two entry/exit doors. Classroom B is approximately 31 feet by 34 feet (1054 sq ft), is entirely carpeted and also has two entry/exit doors. Classroom C is approximately 20 feet by 35 feet (700 sq ft.), is entirely carpeted with east and alley way facing operable windows. Classroom C has one entry/exit door and a fire escape exit door. In addition to the classrooms, the site includes the school's 3 administrative offices and 2 practicum rooms. Each of the 3 administrative offices and the 2 practicum rooms are approximately 10 feet by 12 feet in size. The schools physical site also includes a student break room/kitchen, student lounge area, 3 unisex bathrooms, a front desk/ reception area, and a student books and resource materials library. Equipment stored at the physical site that is available for student and staff use include massage tables, massage stools, massage chairs, all lotions and oils, instructional skeleton models, white boards, overhead projectors and screens, computers, and audio equipment.

The San Francisco School of Massage & Bodywork employs a full-time administrative staff and several part-time instructors. The school's administrative staff includes a full-time School Director, a full-time Operations Manager, a full-time Student Services Representative, and a part-time Clinic Manager. The teaching faculty is comprised of 10 part-time instructors.

It is the policy of the San Francisco School of Massage & Bodywork not to discriminate against any employee or any applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability, sexual orientation or national origin. This policy includes, but is not limited to, the following: recruitment and employment, promotion, demotion, transfer, compensation, selection for training including apprenticeship, layoff and termination. SFSM further agrees to take affirmative action to ensure equal employment opportunities.

Gary Witt, School Director, has been appointed Equal Employment Opportunity Officer and is responsible for planning and implementing the school's affirmative action program as well as for its day-to-day monitoring of affirmative action related decisions and activities. All personnel who are responsible for hiring and promoting employees and for the development and implementation of programs or activities are charged to support this program. They shall provide leadership in implementing affirmative action goals and initiatives.

The San Francisco School of Massage & Bodywork shall comply with all California state regulations and federal laws relating to equal employment opportunities and affirmative action. SFSM shall continue to work cooperatively with government and community organizations to take affirmative action to ensure equal employment and advancement opportunities.

The San Francisco School of Massage & Bodywork and its parent company (Britt Management, Inc.) does not own any property in the City and County of San Francisco.

The planned use of the third floor space at 475 Valencia Street is the operation of a massage therapy school called the San Francisco School of Massage & Bodywork (SFSM). SFSM has been in operation in the City and County of San Francisco continually since 1969 and has trained thousands of massage and bodywork professionals in our 45+ year existence. The school's target population will be both male and female prospective students ranging in age from 18 to 60 years old. The school will attract prospective students from within the community of San Francisco, and, due to its proximity to mass transit lines, will also attract students from all around the Bay Area.

It is my humble opinion that the planned use of the space will create a desired business for the community as it will generate career opportunities for enrolled students and ultimately bring more business to the local area as students frequent and patronize local merchants in the Valencia Street Neighborhood Commercial District (NCD) and beyond. The school will also provide an opportunity for community members to better themselves through education and skills based learning. And, as most students are those who actively participate in community events and organizations, the surrounding community will benefit through this active student involvement.

475 Valencia Street offers plenty of off-street metered parking and 2-hour residential parking in the immediate area. However, due to the high availability of affordable public transportation in the immediate area, it is assumed that most of the school's students will choose not to drive their cars and instead take MUNI or BART thus further minimizing any additional carbon emissions or impact on the environment. It is also a high probability that many students will ride their bikes, choosing to lock their bikes up outside in one of the many convenient bikes racks that are immediately available.

INFORMATION:

OWNER:

475 VALENCIA ST.  
SAN FRANCISCO, CA

GENERAL CONTRACTOR:  
TO BE DETERMINED

PROJECT DATA

ADDRESS: 475 VALENCIA ST.  
SAN FRANCISCO, CA.

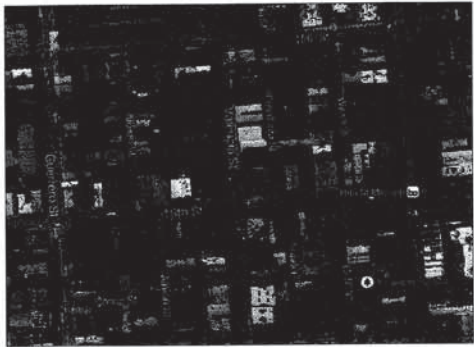
ZONING: NCT

CONSTR. TYPE V-B

RES. UNITS: N/A

No OF STORIES: 3

LOT SQUARE FOOTAGE: 5000 S.F. (50'x100')



APPLICABLE CODES:

JURISDICTION: CITY OF SAN FRANCISCO BUILDING CODE:

2013 CALIFORNIA BUILDING CODE ADMENDMENTS  
2013 CALIFORNIA RESIDENTIAL CODE  
2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA ELECTRICAL CODE  
2013 CALIFORNIA PLUMBING CODE  
2013 CALIFORNIA ENERGY CODE  
2013 CALIFORNIA FIRE CODE & ALL RELATED  
2013 SAN FRANCISCO BUILDING CODE ORDINANCES OF  
THE CITY OF SAN FRANCISCO



DRAWINGS

ARCHITECTURAL

- A-1 COVER SHEET: GENERAL INFO & SITE PLAN
- A-2 EXISTING FLOOR PLANS
- A-3 PROPOSED FLOOR PLANS
- A-4 EXISITNG FRONT AND REAR ELEVATIONS

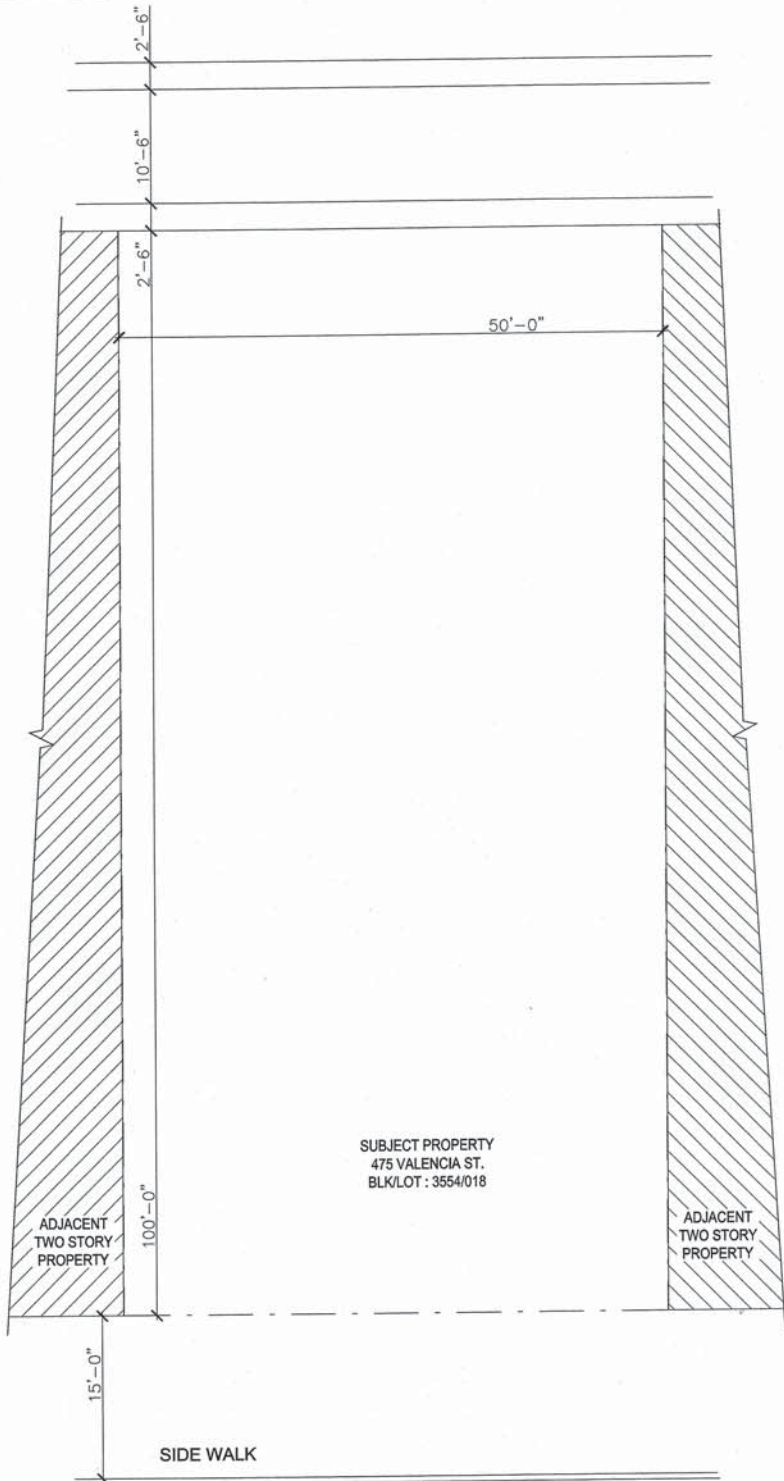
SCOPE OF WORK

THE PURPOSE OF THESE PLANS AND THE BUILDING PERMIT  
APPLIED FOR UNDER SAME IS TO:

1. ESTABLISH USE OF THIRD FLOOR AS MESSAGE SCHOOL



MESSAGE SCHOOL  
475 VALENCIA ST.  
SAN FRANCISCO, CA.



1 (E) SITE/ROOF PLAN  
SCALE: 1/8"=1'-0"

OCCIDENTAL  
EXPRESS  
GENERAL CONTRACTOR

CONSULTING • DESIGN • CONSTRUCTION • MANAGEMENT

1019 HOWARD STREET  
SAN FRANCISCO  
CALIFORNIA 94103-2806  
415-621-7533  
415-621-7583 FAX

475 VALENCIA ST.  
SAN FRANCISCO, CA  
BLK 3554 LOT 018

COVER SHEET  
GENERAL INFO  
& SITE PLAN

#	DATE	DESC.

SCALE:

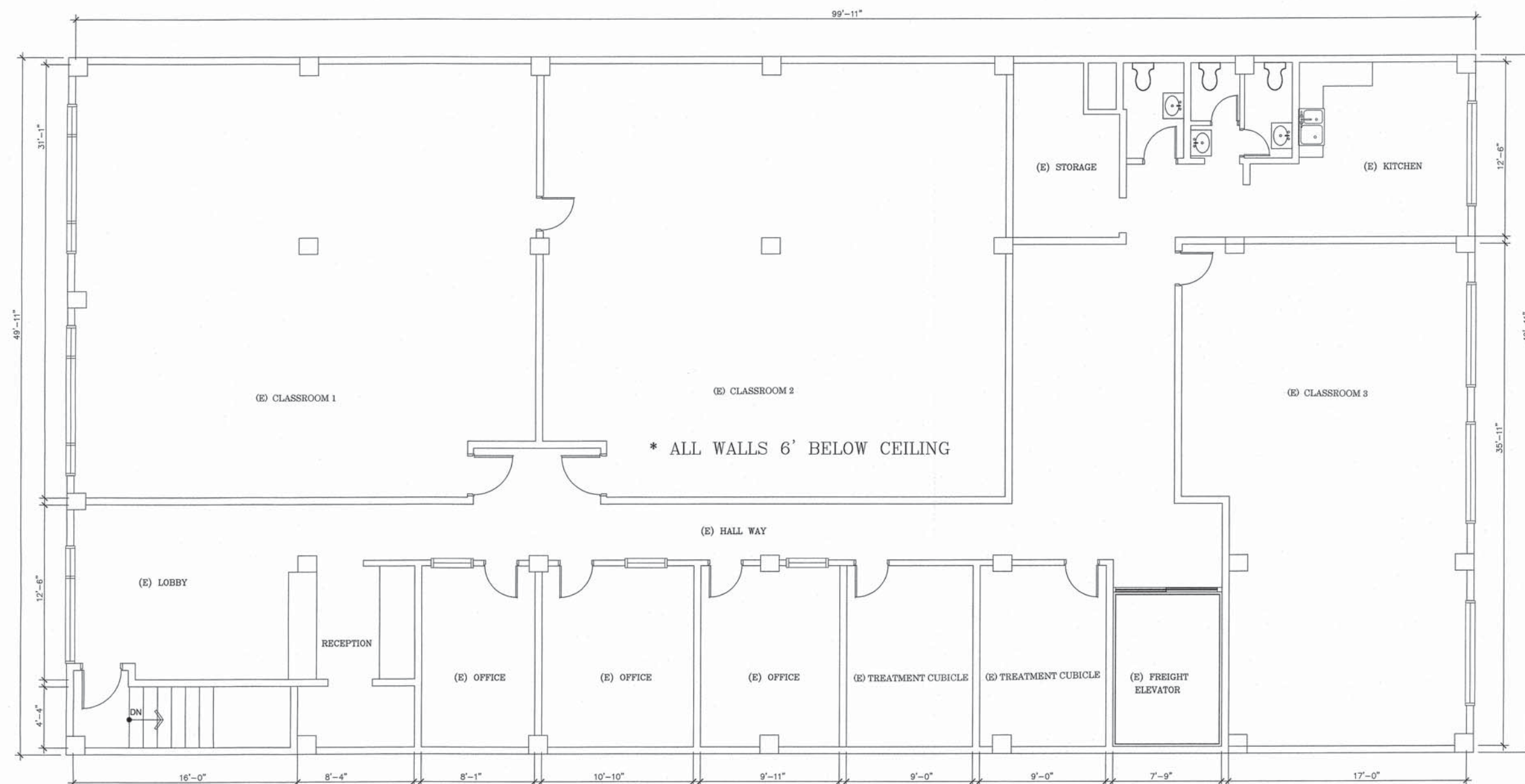
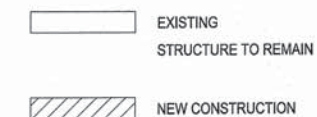
DATE:

04/27/14

SHEET #:

A-1

# LEGEND



1 (E) THIRD FLOOR PLAN  
SCALE: 1/4"=1'-0"

475 VALENCIA ST.  
SAN FRANCISCO, CA  
BLK 3554 LOT 018

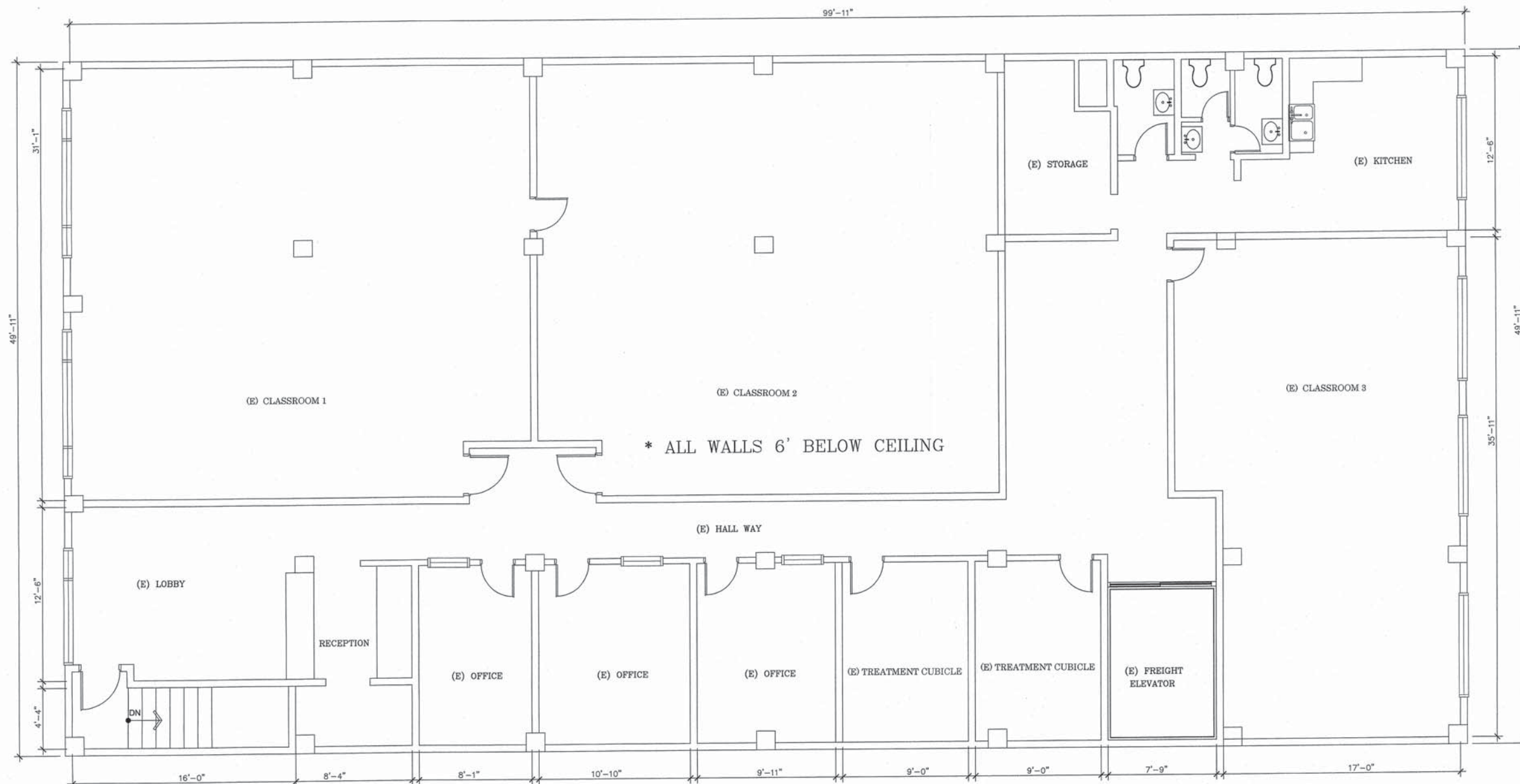
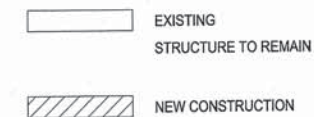
EXISTING  
FLOOR PLANS

#	DATE	DESC.

SCALE:	DATE:
	04/27/14

SHEET #:  
**A-2**

# LEGEND



1 (E) THIRD FLOOR PLAN  
SCALE: 1/4"=1'-0"

475 VALENCIA ST.  
SAN FRANCISCO, CA  
BLK 3554 LOT 018

PROPOSED  
FLOOR PLAN

#	DATE	DESC.

SCALE:

DATE:

04/27/14

SHEET #:

A-3

**475 VALENCIA ST.**  
**SAN FRANCISCO, CA**  
BLK 3554 LOT 018

EXISTING  
FRONT & REAR  
ELEVATIONS

#	DATE	DESC.

SCALE:

DATE:

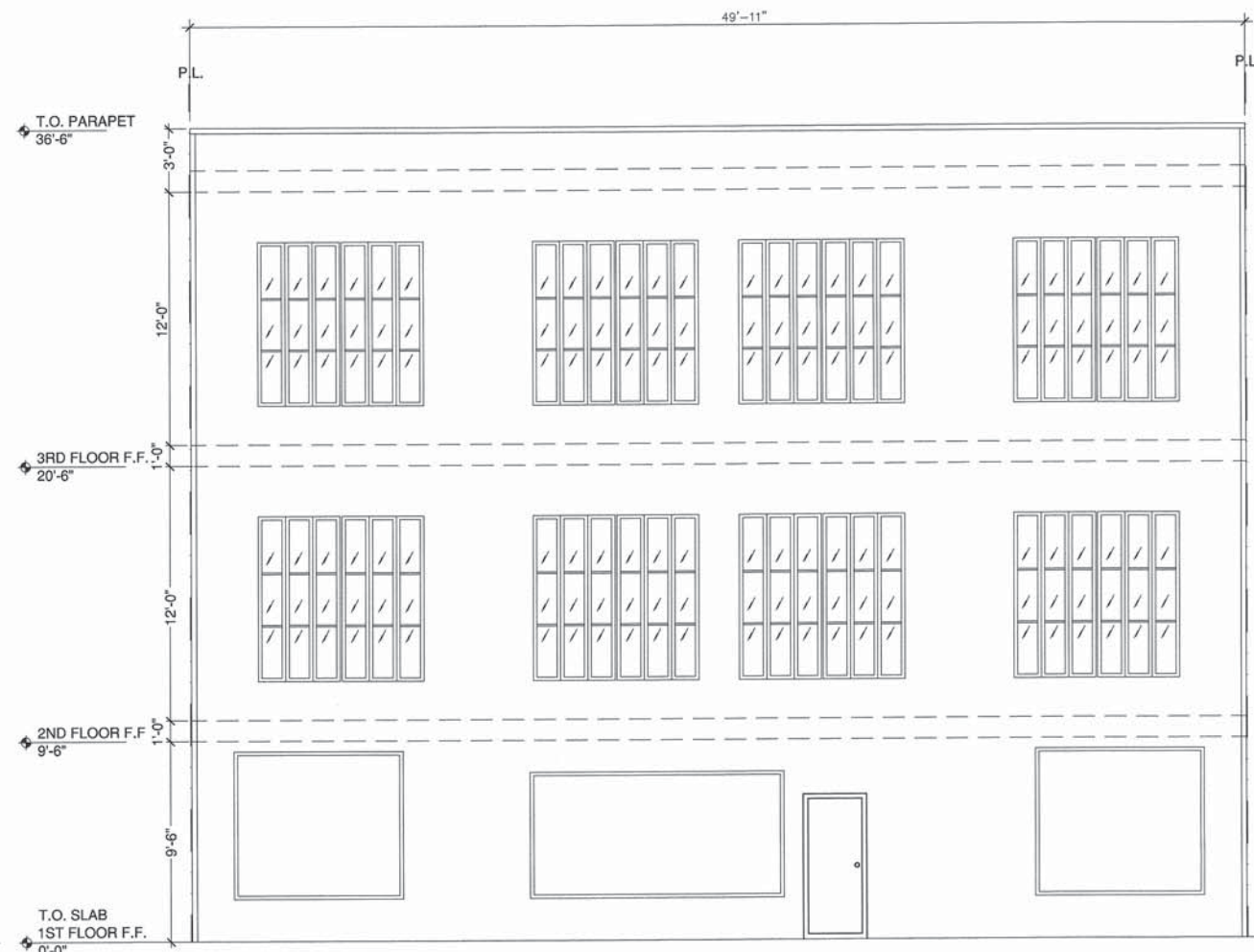
04/27/14

SHEET #:

**A-4**



**2**  
**A3** (E) REAR ELEVATION (NO CHNAGE)  
SCALE: 1/4"=1'-0"



**1**  
**A3** (E) FRONT ELEVATION (NO CHNAGE)  
SCALE: 1/4"=1'-0"