



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 10, 2015

Date: September 10, 2015
Case No.: **2015-000293CUA**
Project Address: **3159 Mission Street**
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
50-X Height and Bulk District
Block/Lot: 5518/017
Project Sponsor: Sivaporn Phothong
1911 Bush Street
San Francisco, CA 94115
Staff Contact: Jonathan DiSalvo – (415) 575-9182
Jonathan.DiSalvo@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project Sponsor proposes to convert ground floor space measuring approximately 1,221 square feet, from a massage business previously approved as a medical service use (per Building Permit No. 2013.05.14.6920), as defined by Planning Code Section 790.114, to a massage establishment use, as defined by Planning Code Section 790.60. The Project proposes the continuation of an existing massage therapy business (d.b.a. Balance Traditional Thai Massage) at the subject location. Conditional Use Authorization is required due to Planning Code changes that redefined massage uses. The proposed operation will consist of approximately four to eight employees. The duties of the employees are fundamentally allotted by the following roles: massage therapists will perform massage services, receptionists will perform scheduling and payment-processing functions, and custodians will perform laundry and janitorial services. No expansion of the building's exterior envelope is proposed. The subject property has approximately 17.5 feet of frontage on Mission Street. The proposed use is not a Formula Retail Use. The massage therapy business (d.b.a. Balance Traditional Thai Massage and Spa) has one other location in San Francisco, located at 5754 Geary Boulevard.

SITE DESCRIPTION AND PRESENT USE

The project site is located on an approximately 2,075 square-foot lot on the southeastern side of Mission Street, between Precita Avenue and Powers Avenue, within the NC-3 (Neighborhood Commercial, Cluster) Zoning District and a 50-X Height and Bulk District. The proposed Project would be located on the ground floor of an existing three-story building containing two residential units above approximately 1,221 square feet of commercial space on the ground floor. The present use of the ground floor commercial space is a medical use (d.b.a. Balance Traditional Thai Massage and Spa) operating as a massage therapy business.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the NC-3 District, in close proximity to a variety neighborhood-serving uses. An assortment of food establishments, personal services, and small retail establishments defines the District. In general, residential uses over ground floor commercial uses are found in the immediate vicinity, especially along Mission Street. The project site is adjacent to the RH-2 (Residential House, Two Family) Zoning District. The surrounding properties are located within the NC-3 (Moderate Scale, Neighborhood Commercial) and RH-2 (Residential House, Two-Family) Zoning Districts. The site is well-served by transit. Immediately to the northeast of the project site is a one-story commercial building, and immediately to the southwest of the project site is a three-story residential building with ground floor retail.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 21, 2015	August 21, 2015	20 days
Posted Notice	20 days	August 21, 2015	August 21, 2015	20 days
Mailed Notice	20 days	August 21, 2015	August 21, 2015	20 days

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

PUBLIC COMMENT

The Department has received four letters in support of the Project to date.

ISSUES AND OTHER CONSIDERATIONS

- On October 30, 2014, the Planning Department issued a Notice of Planning Department Requirements in response to a Zoning Referral for Health Permit application to establish a Massage Establishment use (d.b.a. Balance Traditional Thai Massage and Spa) at 3159 Mission Street; the Notice informed the Project Sponsor that, per Planning Code Section 712.54, a Conditional Use Authorization is required to establish a Massage Establishment use in the NC-3 Zoning District per Planning Code Section 712.54. To comply with Planning Department requirements, the Project Sponsor submitted the subject application for Conditional Use Authorization (2015-000293CUA). Conditional Use Authorization is required due to Planning Code changes that redefined massage uses. Previously, the Planning Code considered a Massage Establishment a Health Service or Medical Service use if the all practitioners at that establishment were certified by the State's Massage Therapy Organization and that establishment was a sole proprietorship, as defined by California Business and Professions Code. In general, the Planning Code did not require Conditional Use authorization for this type of Massage Establishment. The

Planning Code no longer considers a Massage Establishment a Health Service or Medical Service and all massages establishments are now considered Massage Establishments as defined in the Planning Code, and in general, require Conditional Use authorization.

- The business has one other existing location within San Francisco. There are no open violation cases with the Department of Building Inspection or the Planning Department for the other location.
- With respect to an application for a massage establishment as defined in Section 790.60 of the Planning Code, recent legislation requires that the Planning Commission shall consider the following additional findings:
 - Whether the applicant has obtained and maintains a permit for a massage establishment from the Department of Public Health;
 - Whether the façade is transparent and open to the public, with a preference for transparency; and
 - Whether the use includes pedestrian-oriented lighting, encouraging lighting during the post-sunset hours of operation;
 - Whether the use is reasonably oriented to facilitate public access. Barriers that make the entrance to the use more difficult than to an average service provider in the area are to be strongly discouraged. These include, but are not limited to, foyers equipped with double doors that can be opened only from the inside and security cameras.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a Massage Establishment within the NC-3 (Moderate Scale, Neighborhood Commercial) District, pursuant to Planning Code Sections 303, 712.51, and 790.60.

BASIS FOR RECOMMENDATION

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

- The project promotes small-business ownership.
- The project is a neighborhood serving use.
- The proposed Project meets all applicable requirements of the Planning Code.
- The District is well-served by transit, therefore customers should not impact traffic.
- The size of the proposed use at approximately 1,221 square feet is in keeping with the existing floor plates on the property and within the immediate neighborhood.
- The proposed massage 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 proposed project meets all of the criteria outlined in Planning Code Section 790.60.
- The Applicant has filed for a massage permit with the Department of Public Health. Conditions of Approval require that the Applicant maintains “a good standing” with the Department of Public Health. Failure to do so may result in this Conditional Use Authorization being revoked by the Planning Commission.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Aerial Photograph

Zoning Map

Site Photo

Project Sponsor Submittal, including:

- Correspondence in Support
- Reduced Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

Planner's Initials

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 |

Planning Commission Draft Motion

HEARING DATE: SEPTEMBER 10, 2015

Date: September 10, 2015
Case No.: **2015-000293CUA**
Project Address: **3159 MISSION STREET**
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
50-X Height and Bulk District
Block/Lot: 5518/017
Project Sponsor: Sivaporn Phothong
1911 Bush Street
San Francisco, CA 94115
Staff Contact: Jonathan DiSalvo – (415) 575-9182
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 712.54, 790.60, AND 303 OF THE PLANNING CODE TO ALLOW A MASSAGE ESTABLISHMENT LOCATED AT 3159 MISSION STREET, LOT 017 IN ASSESSOR'S BLOCK 5518, WITHIN THE NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 09, 2015 Sivaporn Phothong (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 712.51, and 790.60, to allow a new massage establishment use, within NC-3 (Moderate Scale, Neighborhood Commercial) District and a 50-X Height and Bulk District.

On September 10, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-000293CUA.

On July 10, 2015 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-000293CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located on an approximately 2,075 square-foot lot on the southeastern side of Mission Street, between Precita Avenue and Powers Avenue, within the NC-3 (Neighborhood Commercial, Cluster) Zoning District and a 50-X Height and Bulk District. The proposed Project would be located on the ground floor of an existing three-story building containing two residential units above approximately 1,221 square feet of commercial space on the ground floor. The present use of the ground floor commercial space is a medical use (d.b.a. Balance Traditional Thai Massage and Spa) operating as a massage therapy business.
3. **Surrounding Properties and Neighborhood.** The project site is located in the NC-3 District, in close proximity to a variety neighborhood-serving uses. An assortment of food establishments, personal services, and small retail establishments defines the District. In general, residential uses over ground floor commercial uses are found in the immediate vicinity, especially along Mission Street. The project site is adjacent to the RH-2 (Residential House, Two Family) Zoning District. The surrounding properties are located within the NC-3 (Moderate Scale, Neighborhood Commercial) and RH-2 (Residential House, Two-Family) Zoning Districts. The site is well-served by transit. Immediately to the northeast of the project site is a one-story commercial building, and immediately to the southwest of the project site is a three-story residential building with ground floor retail.
4. **Project Description.** The Project Sponsor proposes to convert ground floor space measuring approximately 1,221 square feet, from a massage business previously approved as a medical service use (per Building Permit No. 2013.05.14.6920), as defined by Planning Code Section 790.114, to a massage establishment use, as defined by Planning Code Section 790.60. The Project proposes the continuation of an existing massage therapy business (d.b.a. Balance Traditional Thai Massage) at the subject location. Conditional Use Authorization is required due to Planning Code changes that redefined massage uses. The proposed operation will consist of approximately four to eight employees. The duties of the employees are fundamentally allotted by the following roles: massage therapists will perform massage services, receptionists will perform scheduling

and payment-processing functions, and custodians will perform laundry and janitorial services. No expansion of the building's exterior envelope is proposed. The subject property has approximately 17.5 feet of frontage on Mission Street. The proposed use is not a Formula Retail Use. The massage therapy business (d.b.a. Balance Traditional Thai Massage and Spa) has one other location in San Francisco, located at 5754 Geary Boulevard.

5. **Public Comment.** The Department has received four letters in support of the Project to date.
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. **Permitted Uses in NC-3.** Per Planning Code Sections 712.54, Conditional Use Authorization is required to establish a new Massage Establishment use within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District. Section 712.54 also requires that the Planning Commission consider, in addition to the criteria listed in Planning Code Section 303(c), the additional criteria described in Planning Code Section 303(n).

The Project provides facts in regard to the required criteria per Section 303(c) and 303(n) in Finding No. 7 of this Motion.

- B. **Formula Retail Uses in NC-3.** A Massage Establishment Use (790.60) is subject to Formula Retail Use controls per Planning Code Section 303.1.

The Project Sponsor has submitted a Formula Retail Affidavit. Per the submitted Formula Retail Affidavit, the proposed Massage Establishment Use does not qualify as a Formula Retail Use.

- C. **Use Size.** Planning Code Section 121.2 requires non-residential uses to be limited to a maximum of 6,000 square feet in size on Mission Street within the NC-3 Zoning District.

The proposed Massage Establishment use will occupy approximately 1,221 square feet, and complies with the requirements of Planning Code Section 121.2.

- D. **Floor Area Ratio.** Planning Code Section 124 requires a FAR (Floor Area Ratio) no greater than 3.6 to 1 in NC-3 Zoning Districts.

The Project would result in a non-residential FAR ratio of approximately 0.58. The maximum floor area allowed would be approximately 7,470 square feet. The Project proposes a non-residential area of approximately 1,221 square feet. The Project would only occupy the ground floor of the existing building and no building expansion is being proposed.

- E. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145 requires that within NC Districts, frontages with Active Uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The street-facing frontage of the proposed Massage Establishment use would meet the transparency and fenestration requirements for Active Uses pursuant to Planning Code Section 145.1(c)(6), as more than 60 percent Mission Street frontage is fenestrated with transparent windows and doorways.

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department, according to the requirements provided in Article 6 of the San Francisco Planning Code.

The Project Sponsor shall apply for the appropriate sign permits, and shall follow the requirements of Article 6 of the San Francisco Planning Code.

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 compatible with the surrounding neighborhood as the proposed Massage Establishment use would occupy the ground floor of the existing subject building. The Project will not expand the existing building envelope and will not create any further physical impacts upon light, air or midblock open space. The proposed use is desirable for nearby residents in that approval of this Project would enhance personal services in this neighborhood, especially those for patrons who desire massage therapy services. The nature of the use essentially remains unchanged.

- 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 is not detrimental to the area since it does not involve any physical expansion to the existing building. Authorizing the use from Medical Service use to a Massage Establishment use will not be detrimental to the health, safety, convenience or general welfare of the nearby residents or workers. The proposed Project will not be injurious to existing properties or improvements or potential developments in the area. The existing building will remain intact.

- 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 massage establishment use is not expected to impact existing traffic or parking in the District as the proposed use is within short walking distances to public transit. Three MUNI

transit stops are within approximately 250 feet of the project site. An existing pay-to-park surface parking lot is located at 3115 Mission Street, approximately 475 feet from the project site.

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

The proposed use is subject to the standard conditions of approval regarding noise, glare, dust and odor. However, the proposed use is a Massage Establishment use and is not expected to create such emissions.

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

The Project does not propose any additional landscaping, screening, open spaces, parking or loading areas, service areas, or lighting. Any business signs would be subject to Planning Code Section 607.1 requirements for sign specifications.

- 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 purpose of the applicable Neighborhood Commercial District.

The proposed massage establishment use is consistent with the stated purposed of NC-3 Districts in that the intended use is located at the ground floor, and the use will provide a compatible personal service for the immediately surrounding neighborhoods during daytime hours.

- 8. **Planning Code Section 303(n).** With respect to Massage Establishments, the Planning Commission shall make the following findings:

- A. Whether the applicant has obtained, and maintains in good standing, a permit for a Massage Establishment from the Department of Public Health pursuant to Section 29.10 of the San Francisco Health Code.

The Project Sponsor has filed for a permit for a Massage Establishment from the Department of Public Health. In order for the Department of Public Health to grant a permit for a Massage Establishment, the Planning Department must first grant Conditional Use Authorization for the proposed massage establishment use at the subject location. The massage therapy business (d.b.a. Balance Traditional Thai Massage and Spa) has one other existing location within San Francisco, at 5754 Geary Blvd. The Geary location is operating in good standing with the Department of Public Health.

- i. Whether the use's facade is transparent and open to the public. Permanent transparency and openness are preferable. Elements that lend openness and transparency to a façade include:

- (1) An active street frontage of at least 25 feet in length where 75% of that length is devoted to entrances to commercially used space or windows at the pedestrian eye-level.

The subject building provides approximately 18 feet of active street frontage, less than 25 feet in length; however, the entire length of the frontage is either devoted windows at the pedestrian eye-level, or entrances to the commercial space.

- (2) Windows that use clear, un-tinted glass, except for decorative and architectural accent.

Existing windows on the street-facing façade of the subject ground floor commercial space are clear, providing transparency into the subject interior space.

- (3) Any decorative railings or decorative grille work other than wire mesh which is placed in front of or behind such windows, should be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

The project site does not contain decorative railings or grille work. There are no bars or grills proposed to be installed in front of or behind windows on the front facade.

- B. Whether the use includes pedestrian-oriented lighting. Well-lit establishments where lighting is installed and maintained along all public rights-of-way adjacent to the building with mass use during the post-sunset hours of the mass use are encouraged.

During post-sunset hours, the project site receives adequate light via a street light in front of the project site.

- C. Whether the use is reasonably oriented to facilitate public access. Barriers that make entrance to the use more difficult than to an average service-provider in the area are to be strongly discouraged. These include (but are not limited to) foyers equipped with double doors that can be opened only from the inside and security cameras.

No such barriers exist at the current vacant space. No such barriers are proposed in the applicant's plans. Access will be open and unobstructed. All doors remain open during the hours of operation.

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

COMMERCE AND INDUSTRY

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.

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.

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.

The 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. The Project will maintain and enhance an existing commercial activity and will enhance the diverse economic base of the City. 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 proposed Project would enhance the District by allowing an existing massage therapy business, which was previously approved as a medical service use, to continue providing massage therapy services to neighborhood residents as a Massage Establishment Use. The business creates 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 proposal is commercial in nature in a District which encourages a diversified commercial environment. Approval of the proposed Massage Establishment Use would allow for an existing massage therapy business to continue operating as a 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 massage establishment 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, mixed-use residential areas which provide goods and services to numerous 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 will 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.

The project site contains a building that was constructed more than 50 years ago. For the purposes of CEQA (California Environmental Quality Act) the subject building may be considered a potential historic resource. However, the project does not propose to alter any exterior character defining features.

- 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. 2015-000293CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 12, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 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 September 10, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 10, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a massage establishment use (d.b.a. **Balance Traditional Thai Massage and Spa**) located at 3159 Mission Street, Block 5518, and Lot 017 pursuant to Planning Code Sections 303, 712.54, and 790.60 within the NC-3 District and a 50-X Height and Bulk District; in general conformance with plans, dated **January 12, 2015** and stamped "EXHIBIT B" included in the docket for Case No. **2015-000293CUA** and subject to conditions of approval reviewed and approved by the Commission on **September 10, 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 **September 10, 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

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

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

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

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

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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>

Massage Establishments. All massage establishments shall comply with the following standard massage use operation standards.

- a. The entry to the massage treatment room shall remain directly visible from the public right-of-way. If any additional doors are required under the Building Code for emergency egress purposes, such door shall be labeled "for emergency use only" and shall have an audible alarm that will go off when the door is opened.
- b. All interior alterations shall be reviewed by the Planning Department to verify compliance with these conditions.
- c. No locks shall be allowed on any interior door of the business except that a lock for privacy may be permitted on the bathroom door.
- d. Any blinds or curtains located behind the storefront windows must be kept open during business hours to allow for visibility into the tenant space from the street. No obstructions shall be located in front of any of the storefront windows that would prevent such visibility.

- e. The front door to the business must be open during business hours. The use of buzzers or a security camera is not permitted.
- f. The massage establishment shall comply with the hours of operation outlined in Ordinance 140-09, approved on July 2, 2009. This Ordinance amended the Health Code to limit the hours of permitted operation for massage establishments from 7:00 am to 10:00 pm.
- g. All persons engaged in performing massage shall be licensed for that purpose by the State of California and the licenses shall be prominently displayed on walls of the business.
- h. The Planning Commission may revoke this Conditional Use authorization if the Department of Public Health revokes the health permit for massage.

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

Parcel Map

BLOCK 5518



Printed: 22 August, 2015

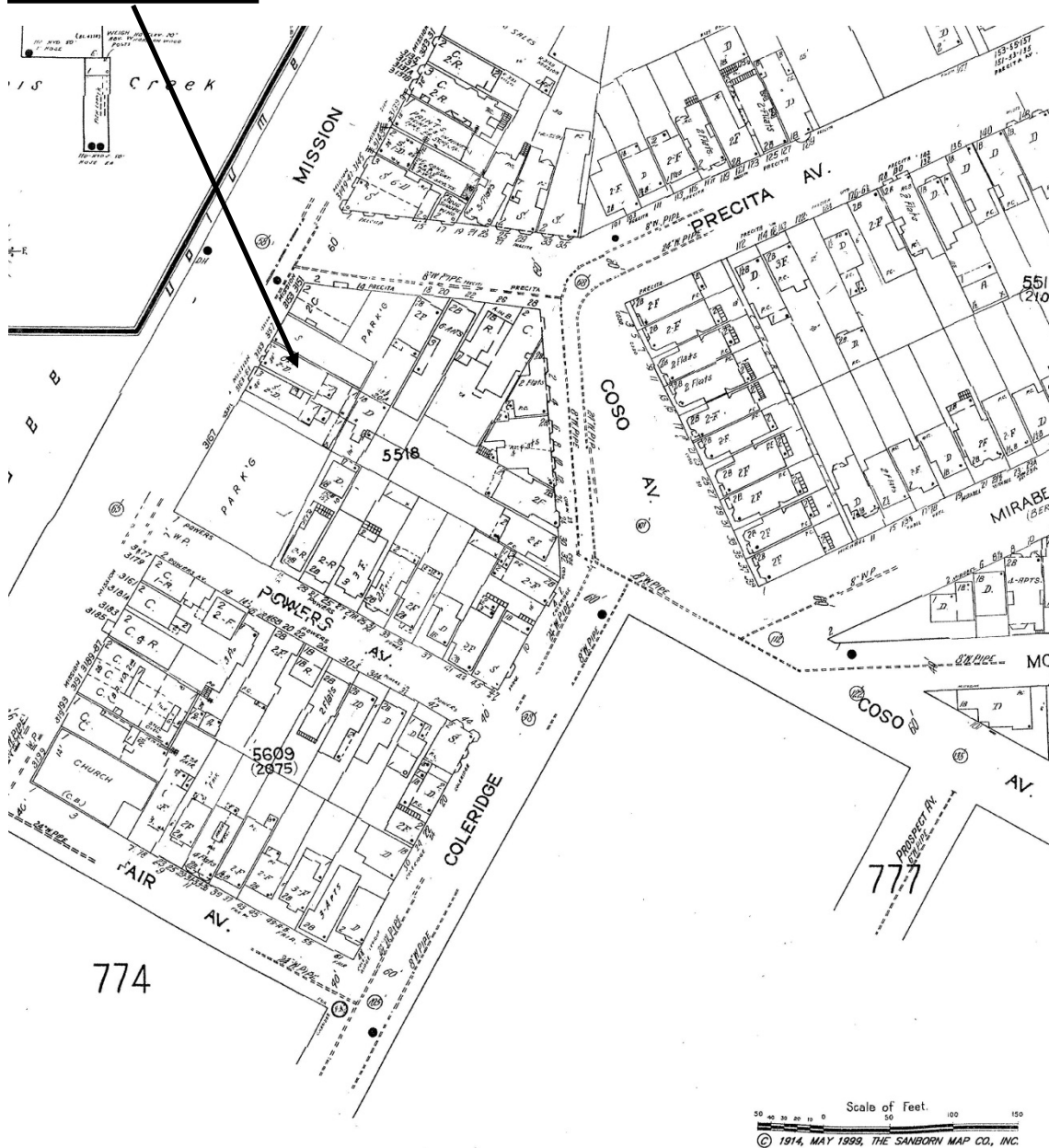
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014-000293CUA
Balance Traditional Thai Massage
3159 Mission Street

Sanborn Map*

SUBJECT PROPERTY



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



Conditional Use Hearing
Case Number 2014-000293CUA
Balance Traditional Thai Massage
3159 Mission Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014-000293CUA
Balance Traditional Thai Massage
3159 Mission Street

Zoning Map



Conditional Use Hearing
Case Number 2014-000293CUA
Balance Traditional Thai Massage
3159 Mission Street

Site Photo



Conditional Use Hearing
Case Number 2014-000293CUA
Balance Traditional Thai Massage
3159 Mission Street

Yatsunami

From: Balance <balancethaimassage@ymail.com>
Sent: Wednesday, July 29, 2015 8:06 PM
To: yatsunami@sbcglobal.net
Subject: Fwd: letter of support

Categories: Red Category

Sent from my iPhone

Begin forwarded message:

From: Beth Custer <bethcuster@bethcuster.com>
Date: July 29, 2015 at 1:07:06 PM PDT
To: balancethaimassage@ymail.com
Subject: letter of support

Hello,

I'm writing a letter of support for Balance Thai Massage at 3158 Mission St., San Francisco. Balance Thai Massage is a wonderful addition to a neighborhood I have lived in for over 30 years.

My husband and I have had several massages with their masseuses, all with excellent, professional and courteous service. Please give them a condition use permit to continue to grow in our neighborhood.

Thank you,
Beth Custer & Federico Cusigch
3227 Folsom St.
San Francisco, CA 94110
415) 305-3242

LACAYO AND ASSOCIATES
3330 Mission Street – San Francisco, California 94110
Phone: (415) 648-7990 Fax: (415) 648-7990 www.lacayo.com

July 29, 2015

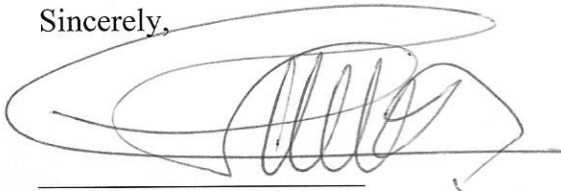
To Whom It May Concern:

IN REGARDS TO: Sivaporn Phothong DBA BALANCE THAI MASSAGE

This is to support the opening of the above captioned small business. Balance Thai Massage will enhance the Bernal Heights Neighborhood and the Mission Area. It brings greater diversity and a service needed for health issues of the neighboring area.

We welcome this new business to the area and are ready to further support any effort to bring it to our area.

Sincerely,



Leonard J. Lacayo
Senior Associate
leo@lacayo.com

LACAYO
AND ASSOCIATES
www.lacayo.com

Home (415) 585-2248
leo@lacayo.com
Facebook

LEO LACAYO

The Ronald Reagan Building
3330 Mission Street
San Francisco, CA 94110

Office: (415) 648-7990
Fax: (415) 648-2839

ALEXANDER'S SHOE REPAIR
We Do All Kinds of Repairs
Nicholas Torres
Owner

3281 Mission Street
(Near 29th St.)

San Francisco, CA. 94110
Tel: (415) 648-4947

Open Mon. - Sat.
11am. a 7pm.

My friend Sivaporn Phetwan She want
to open the Massage store on Mission
(3159) and well come to the neighborhood
area
XX Nicholas Torres

Sweet Basil
THAI CUISINE



Mon-Fri Lunch 11:00-3:00pm
Dinner 5:00-10:00pm
Sat-Sun 12:00-10:30pm
3221 Mission St. SF
Tel: (415) 826-4639 Fax: (415) 826-4638
www.sweetbasilsf.com

1473 Beach Park Blvd. Foster city CA 94404
Tel : 650-212-5788 Fax : 650-212-5718
www.sweetbasilfoster.com

To whom it may concern,

I Allen James, welcome Sivaporn P ~~to~~ and her
business to the Bernal heights neighborhood. I wish
you the best.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

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

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

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

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*

<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

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

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

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

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

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

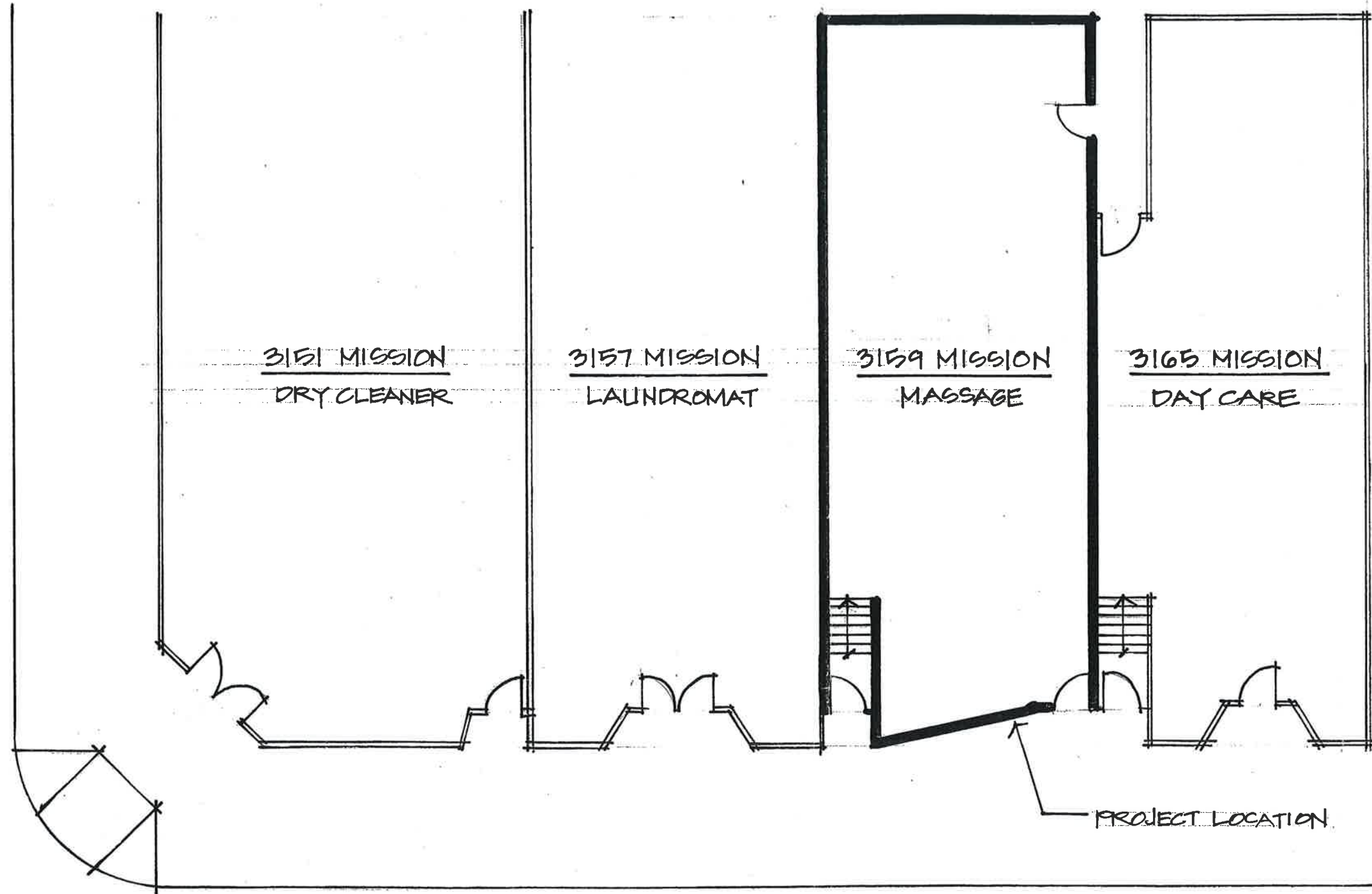
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

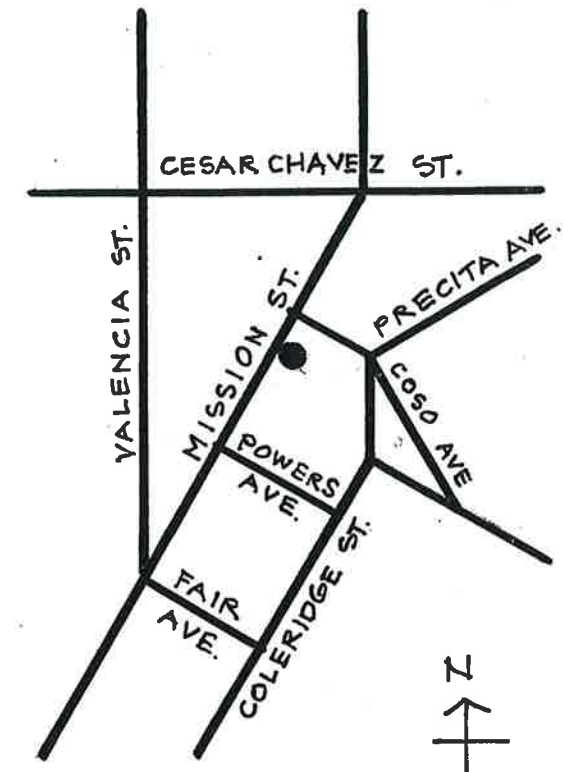
<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

PRECITA AVE.



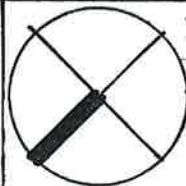
MISSION ST.

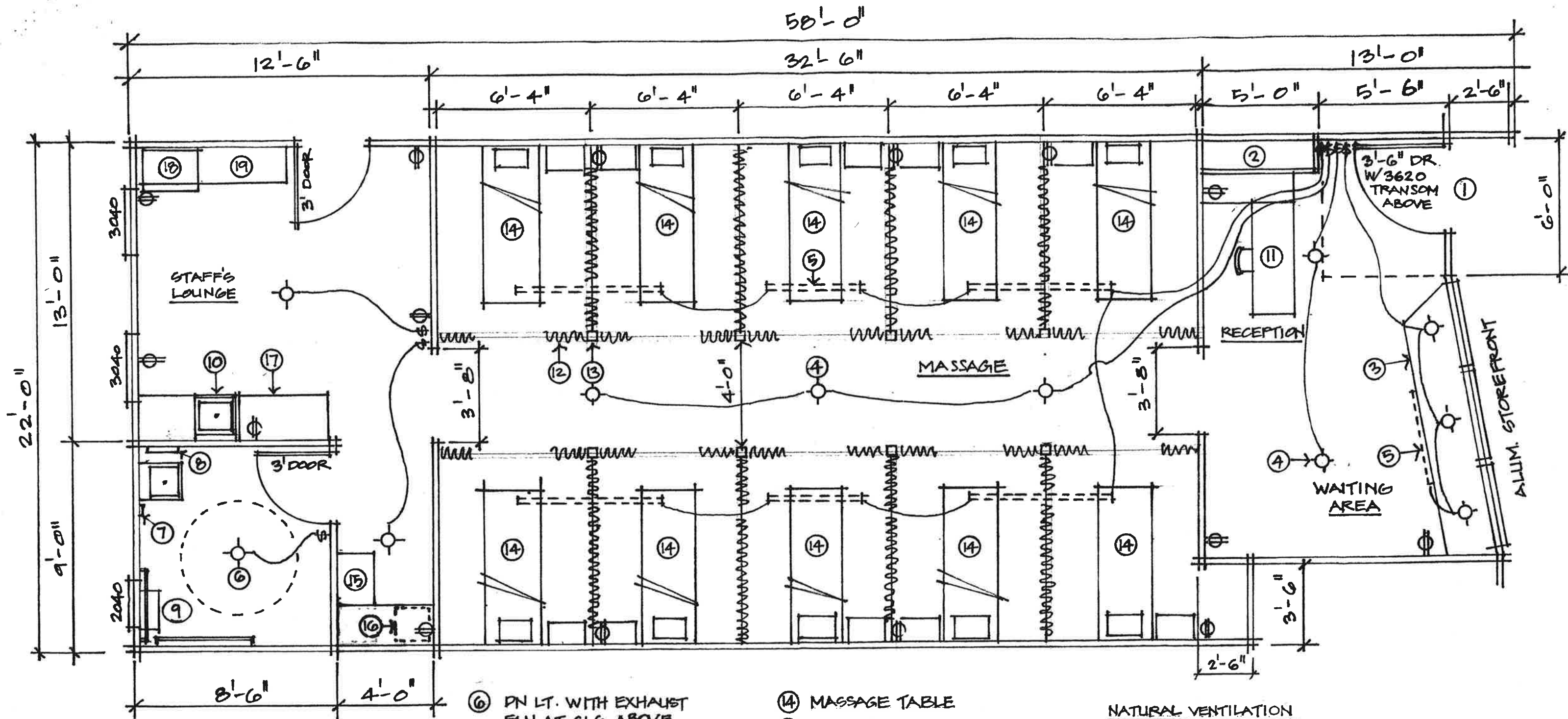
"NO ADDITIONAL WORK PROPOSED"
CHANGE OF USE ONLY



VICINITY MAP

NOT TO SCALE

	ADDRESS: 3159 MISSION ST. S.F. CA 94110 BLOCK: 5518 LOT: 017
	SITE PLAN 01/12/2015
1"=10'-0"	RON PUANGANJ 1911 BUSH ST., # 2A, S.F., CA 94115 (415) 919-3589



SHEET NOTES:

- ① 3'-6" ENTRY/ACCESSIBLE DR. WITH 3620 TRANSOM ABOVE
- ② METER CLOSET
- ③ BUILT-IN SEATING
- ④ DOWN LT FIXTURE AT CLG. ABOVE
- ⑤ FLUORESCENT LT FIXTURE ABOVE

- ⑥ DN LT. WITH EXHAUST FAN AT CLG ABOVE
- ⑦ SOAP DISPENSERS
- ⑧ HAND TOWEL DISPENSERS
- ⑨ ACCESSIBLE TOILET WITH GRAB BARS
- ⑩ UTILITY/MOP SINK
- ⑪ RECEPTION DECK
- ⑫ FABRIC CURTAIN
- ⑬ WOOD POST & BEAM TO SUPPORT CURTAIN

- ⑭ MASSAGE TABLE
- ⑮ LINEN/SUPPLY SHELVES
- ⑯ SOIL LINEN RECEPTACLE
- ⑰ CUBBIES/LOCKERS
- ⑱ REFRIGERATOR
- ⑲ CABINET/SHELVES

NOTE:

"NO ADDITIONAL WORK PROPOSED" CHANGE OF USE ONLY.

NATURAL VENTILATION

2 OF 3'x7' DOORS AT ENTRY/EXIT	=	45 S.F.
1 OF 2'x3' TRANSOM ABOVE ENTRY DR.	=	7 S.F.
3 OF 3'x4' WINDOWS AT BATH & BREAK RM.	=	32 S.F.
TOTAL PROVIDED	=	84 S.F.
4% OF NATURAL VENTILATION REQ'D	=	50 S.F.
(4% OF 1,240 S.F.)		

	ADDRESS: 3159 MISSION ST., SF, CA 94110 BLOCK: 5518 LOT: 017
	01/12/2015 FLOOR PLAN
	RON PUANGPINI 1911 BUSH ST., # 2A, SAN FRANCISCO, CA 94115 (415) 519-3589

1/4"=1'-0"

