



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 14, 2016

Date: April 4, 2016
Case No.: **2015-013332CUA**
Project Address: **410 CASTRO STREET**
Zoning: Castro Street Neighborhood Commercial District (NCD)
65-B Height and Bulk District
Block/Lot: 2647/035
Project Sponsor: Lucian Blazej
50 Laidley Street
San Francisco, CA 94131
Staff Contact: Veronica Flores – (415) 575-9173
veronica.flores@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project sponsor proposes to utilize a currently vacant retail space of approximately 1,302 gross square feet (gsf). This personal service “skin and body care” establishment (d.b.a. Laser Away) will utilize the floor space and volume of a small retail space that is adjacent to the recently opened Soulcycle fitness center, which is located in the same building. There will be no exterior building expansion; all work will involve interior tenant improvements.

Between the hours of 9:00AM to 8:00PM Mondays through Sundays, Laser Away will provide skin care treatments primarily hair removal, tattoo removal, and other skin and body care spa treatments, including sale of skin care related lotions and cosmetics. Client treatment sessions last approximately 30 minutes. Appointments can be made on-line, with walk-ins welcome upon availability. Laser Away will employ approximately ten staff members (five full-time and five part-time), who would likely be existing San Francisco residents. Laser Away will serve approximately 250 to 300 clients on a weekly basis, an average of about 40 clients a day.

SITE DESCRIPTION AND PRESENT USE

The project is located on the southwest corner of the intersection at Castro and Market Streets, Block 2647, Lot 035. The subject property is located within the Castro Street Neighborhood Commercial District (“NCD”) and the 65-B Height and Bulk District. The project site of 410 Castro Street is located on the ground floor of a 4,936 square foot commercial building. The subject property sits on an irregular shaped lot (approximately 48 feet wide and 75 feet deep) and is occupied by the historic former Bank of America / Bank of Italy building.

The building has two commercial spaces: 1) a larger space at 400 Castro Street (with entrance at the corner of Castro and Market Street) is currently occupied by Soulcycle, a stationary bicycle exercise studio of 3,634 gsf and 2) a smaller space at 410 Castro Street (fronts directly onto Castro Street) for the proposed project Laser Away of 1,302 gsf in area. This retail space is currently vacant. The most recent occupant at 410 Castro Street was US Sprint, a wireless communications formula retail use, which occupied the site from 2003 through 2013.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Castro Street NCD, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from two to three stories in height, most of which were constructed in the early 1900s. Upper floors of buildings are generally occupied by offices or residential units. On the west side of Castro Street of the subject block, there are approximately 19 commercial establishments and 20 on the east side of the subject block. Of the approximately 39 commercial establishments on the block, there are five formula retail uses, including US Bank, Sprint, Posh Bagel, Soulcycle, and Walgreens.

In the larger Castro / Upper Market Neighborhood Commercial District, there are approximately 138 businesses, and approximately 26 existing businesses (18.9%) appear to qualify as formula retail.

ENVIRONMENTAL REVIEW

The Project is not considered a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 25, 2016	March 15, 2016	20 days
Posted Notice	20 days	March 25, 2016	March 22, 2016	23 days
Mailed Notice	30 days	March 15, 2006	March 14, 2016	31 days

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

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received four communications in support of the project, including the Castro / Upper Market Community Benefit District, Castro / Eureka Valley Neighborhood Association, and Castro Merchants.
- The project sponsor has conducted outreach to the adjacent neighbors and interested community groups, including the groups listed above who ultimately support the project. During each of the

meetings, the project sponsor gave a presentation and shared the proposed plans. The project was well-received at each of the neighborhood meetings. Collectively, the project sponsor was able to reach over 100 people through this active means of community outreach.

ISSUES AND OTHER CONSIDERATIONS

- The proposal will fill an existing vacant retail space and introduce a new daily-needs personal service business into the Castro Street NCD.
- The proposal does not involve in any building expansion and will maintain the existing aesthetics of the subject property.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the change of use of a vacant formula retail space to a formula retail personal service within the Castro Street NCD, pursuant to Planning Code Sections 303.1, 703.3, and 703.4.

BASIS FOR RECOMMENDATION

- The project introduces an established business in the area, and contributes to the viability of the overall Castro Street NCD.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood.
- The project would provide centrally located services for patrons.
- The project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
Formula Retail Survey Map
Public Correspondence (see also Project Sponsor Submittal)
Project Sponsor Submittal
 Letter to Commission
 Application
 Reduced Plans
 Photographs

Attachment Checklist

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

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

 VAF
Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 703.3, and 704.4 OF THE PLANNING CODE TO ALLOW A CHANGE OF USE FROM A VACANT FORMULA RETAIL SPACE (FORMERLY SPRINT) TO A FORMULA RETAIL PERSONAL SERVICE (LASER AWAY) WITHIN THE CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) AND A 65-B HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 6, 2015, Lucian Blazej (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303.1, 703.3, and 703.4 to allow a change of use of a vacant formula retail space (formerly Sprint) to a formula retail personal service (d.b.a. Laser Away) within the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District.

On April 14, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-0013332CUA.

The Project is not considered a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

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. 2015-013332CUA, 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 southwest corner of the intersection at Castro and Market Streets, Block 2647, Lot 035. The subject property is located within the Castro Street Neighborhood Commercial District ("NCD") and the 65-B Height and Bulk District. The project site of 410 Castro Street is located on the ground floor of a 4,936 square foot commercial building. The subject property sits on an irregular shaped lot (approximately 48 feet wide and 75 feet deep) and is occupied by the historic former Bank of America / Bank of Italy building.

The building has two commercial spaces: 1) a larger space at 400 Castro Street (with entrance at the corner of Castro and Market Street) is currently occupied by Soulcycle, a stationary bicycle exercise studio of 3,634 gsf and 2) a smaller space at 410 Castro Street (fronts directly onto Castro Street) for the proposed project Laser Away of 1,302 gsf in area. This retail space is currently vacant. The most recent occupant at 410 Castro Street was US Sprint, a wireless communications formula retail use, which occupied the site from 2003 through 2013.

3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Castro Street NCD, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from two to three stories in height, most of which were constructed in the early 1900s. Upper floors of buildings are generally occupied by offices or residential units. On the west side of Castro Street of the subject block, there are approximately 19 commercial establishments and 20 on the east side of the subject block. Of the approximately 39 commercial establishments on the block, there are five formula retail uses, including US Bank, Sprint, Posh Bagel, Soulcycle, and Walgreens.

In the larger Castro / Upper Market Neighborhood Commercial District, there are approximately 138 businesses, and approximately 26 existing businesses (18.9%) appear to qualify as formula retail.

4. **Project Description.** The project sponsor proposes to utilize a currently vacant retail space of approximately 1,302 gross square feet (gsf). This personal "skin and body care" establishment (d.b.a. Laser Away) will utilize the floor space and volume of a small retail space that is adjacent

to the recently opened Soulcycle fitness center, which is located in the same building. There will be no exterior building expansion; all work will involve interior tenant improvements.

Between the hours of 9:00AM to 8:00PM Mondays through Sundays, Laser Away will provide skin care treatments primarily hair removal, tattoo removal, and other skin and body care spa treatments, including sale of skin care related lotions and cosmetics. Client treatment sessions last approximately 30 minutes. Appointments can be made on-line, with walk-ins welcome upon availability. Laser Away will employ approximately ten staff members (five full-time and five part-time), who would likely be existing San Francisco residents. Laser Away will serve approximately 250 to 300 clients on a weekly basis, an average of about 40 clients a day.

The majority of these clients will likely get to the project site via public transit or by walking. The subject site is well served by public transit so that potential customers should not adversely affect the traffic flow.

The proposal requires a change of use and Section 312-neighborhood notification was conducted in conjunction with the Conditional Use Authorization process. The proposed use is a neighborhood-serving use.

5. **Public Comment/Community Outreach.** To date, the Department has received four communications in support of the project, including the Castro / Upper Market Community Benefit District, Castro / Eureka Valley Neighborhood Association, and Castro Merchants.

The project sponsor has conducted outreach to the adjacent neighbors and interested community groups, including the groups listed above who ultimately support the project. During each of the meetings, the project sponsor gave a presentation and shared the proposed plans. The project was well-received at each of the neighborhood meetings. Collectively, the project sponsor was able to reach over 100 people through this active means of community outreach.

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. **Formula Retail.** Planning Code Section 703.3 provides additional criteria for the Planning Commission to consider when considering any discretionary review pursuant Section 703.3, Formula Retail Uses:

- a. The existing concentrations of formula retail uses within the district.

The total approximate commercial retail frontage of 4,874-linear feet within the Castro Street NCD, approximately 1,334-linear feet are "Formula Retail" (28%), and approximately 3,540-linear feet are "Not Formula Retail" or vacant (72%). This represents 26 of the 138 storefronts in the Castro NCD, or approximately 18.9%.

Based on survey data and analysis, all types of Formula Retail Uses within the 300-foot radius study area comprise 53 percent of total commercial frontage. However, when the frontage of two large corner gas stations and the corner frontage of Pottery Barn, all located within the study area are excluded, the frontage component of Formula Retail use within the study area drops to 25 percent.

Consideration should also be given to the fact that the proposed "skin care" use occupies a relatively small floor area of 1,300 square feet, has a street frontage of 20 feet, and has a total occupancy of five to seven clients and staff at any given time. Such a small facility will have minimal presence as a recognizable formula retail use on Castro Street. The proposed personal service use (d.b.a. Laser Away) currently has a total of 23 establishments of which six are in the Bay Area, one of which is located in San Francisco at 1878 Union Street.

- b. The availability of other similar retail uses within the district.

Formula Retail personal service uses comprise approximately 149-lineal feet (3%) of total commercial frontage in the Castro Street NCD. The addition of 20-lineal feet of Formula Retail Personal Service Use, increasing the total to 169-lineal feet, increases the percentage to 3.5%.

Formula Retail personal service uses comprise approximately 143-lineal feet (8%) of total commercial frontage in the 300-foot radius vicinity. The addition of 20-lineal feet of Formula Retail Personal Service Use, increasing the total to 163-lineal feet, increases the percentage to 9%.

- c. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the district.

The proposed skin care establishment will add to the diversity and attractiveness of Castro Street as a neighborhood retail destination that caters to a full and unique range of personal services geared toward personal health and attractiveness. The proposed skin care establishment will add to the overall commercial character and sense of commercial diversity on Castro Street.

The proposed skin care establishment will occupy the southern-most retail space within the historic Bank of Italy structure. The retail façade and associated business sign have been designed and detailed to be compatible with and complementary to this building. The activation of this long vacant retail space with an appropriate design treatment will serve to enhance and revitalize the existing architectural and aesthetic character of Castro Street.

- d. The existing retail vacancy rates within the district.

There are currently three (3) vacant lots within a 300' vicinity of the subject property. This comprises about 3% of the lineal footage within the 300' vicinity of the subject property. There are approximately ten (10) vacancies within the immediate Castro Street Neighborhood Commercial District. This comprises about 5% of the lineal footage within the Castro Street Neighborhood Commercial District.

The proposed skin care establishment will occupy a long vacant 1,302 square foot retail space. The use of this relatively small retail space will have minimal impact on the overall supply of commercial space on Castro Street. Castro Street, because of its attractiveness and vitality as a retail destination, has a low vacancy rate; however, normal business turnover continues to provide opportunities for new merchants to open businesses on Castro Street.

- e. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the district.

Castro Street is primarily a neighborhood serving retail destination, and both the formula and non-formula retail outlets primarily serve the local and immediate neighborhood, with night-time entertainment being the primary exception. The proposed skin care establishment will primarily serve clients and shoppers who currently visit or pass through the Castro District and other neighborhood residents who frequent Castro Street, strengthening the character of Castro Street as a neighborhood commercial retail district, and as the social, service, shopping, and entertainment focus for the LGBT community.

Of the total commercial frontage in the Castro Street NCD of 4,874-linear feet, there are 23 citywide-serving retail uses. This is about 16.7% of the storefronts within the Castro NCD.

Of the total commercial frontage in the Castro Street NCD of 4,874-linear feet, commercial uses are distributed as follows: Daily Needs - 36%, (of which 8% are Personal Services), Bars & Restaurants - 28%, Financial Service-7%, Other Retail -24%, and Vacant 5%.

- f. Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.

Of the approximate 138 commercial establishments in the Castro Street NCD, there are approximately 26 formula retail establishments, including Citibank, Walgreens Mollie Stone, Puff and Stuff, Aids Health Foundation Pharmacy, State Farm Insurance, 7-11, and CVS Pharmacy, amounting to 18.8% formula retail. The subject project would add an additional formula retail establishment to the district, increasing the intensity to approximately 19.6%.

- g. For formula retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an economic impact study prepared pursuant to Section 303(i) of the Planning Code.

As the subject retail use is less than 20,000 square feet, an economic impact study is not required for this project.

Table 1. Castro Street NCD Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	CASTRO ST FRONTAGE TOTAL (FT.)	CASTRO ST. %	300-FOOT VICINITY TOTAL (FT.)	VICINITY %
Adult	117	2%	0	0%
Bar	388	8%	164	9%
Business / Professional	120	3%	0	0%
Entertainment	242	5%	70	4%
Financial	234	5%	57	3%
Gas Station	0	0%	466	26%
Institution	58	1%	0	0%
Limited Restaurant / Restaurant	1164	24%	214	12%
Medical	250	5%	0	0%
Other Retail	1583	33%	511	29%
Parking	0	0%	25	1%
Personal Service	504	10%	217	12%
Vacant	164	3%	57	3%
Total	4874	100%		100%

- B. **Use Size.** Planning Code Section 715.21 permits use sizes up to 1,999 square feet, with a Conditional Use Authorization required for use sizes of 2,000 square feet and above, as defined by Planning Code Section 790.130.

The proposed use size of the personal service use is 1,302.

- C. **Outdoor Activity.** Planning Code Section 721.24 permits Outdoor Activity Areas in front of building, with a Conditional Use Authorization required if located anywhere else, as defined by Planning Code Section 790.70.

The Project Sponsor does not intend to establish an outdoor activity area.

- D. **Hours of Operation.** Planning Code Section 715.27 permits hours of operation from 6:00AM to 2:00AM, with a Conditional Use Authorization required for maintaining hours of operation from 2:00AM to 6:00AM, as defined by Planning Code Section 790.48.

The current hours of operation for the business are 9:00AM to 8:00PM Mondays through Sundays.

¹ The Divisadero Street NCD Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2015.

- E. **Rear Yard Requirement in the Castro Street NCD.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

The proposal does not include any structural expansion.

- F. **Parking.** Planning Code Section 715.22 does not require off-street parking for commercial uses if occupied floor area is less than 5,000 square feet.

The Subject Property does not propose any off-street parking.

- G. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that 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 use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 20 feet of frontage on Castro Street with approximately 50% devoted to either the business entrance or window space. The windows are clear and unobstructed. The only proposed changes to the commercial frontage include new identifying business signs, which will be consistent with the Planning Code.

- H. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department per Article 6 of the Planning Code.

The proposal seeks to include new identifying business signs, which will be consistent with the Planning Code. The Project Sponsor does not seek any storefront changes.

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 is in keeping with other storefronts on the block face. The proposed change of use will not impact traffic or parking in the District because the majority of employees and staff will access the facility via public transit or walking. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront. The facility will also most likely attract patrons who already frequent this area.

- 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 height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope or any significant architectural features

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

The Planning Code does not require parking or loading for a 1,302 square feet retail use. The proposal relies on foot traffic and does not require off street parking and loading. The facility will have only minor incidental delivery of supplies delivered by small delivery vans. The Muni Castro Street Station is around the corner on Castro and Market Streets, and is served by the L-Taraval, M-Ocean View, and K-Ingleside/T-Third Street lines. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Additionally, Market Street has broad sidewalks and this section of Castro Street has recently been improved with major pedestrian improvements and amenities, providing streets and sidewalks with adequate capacity for the level of travel activity generated by commercial and transit uses.

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

The proposed will not result in any noxious or offensive emissions. The facility is well-buffered by other commercial buildings and will close by 8:00PM making it unlikely to cause any environmental problems.

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

The proposed project does not require additional exterior improvements, nor does the project require parking or new loading. Deliveries will be made twice a week and utilize the loading zone directly in front of the store for about ten minutes for each delivery. Any new mechanical units on the roof will be appropriately screen for both sound and sight. Service and existing areas on the side of the building will be well lit for safety. The project's storefront design and signage will be sensitive to the historical context of the existing building.

- 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 project is consistent with the stated purposes of the Castro Street NCD in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime and early evening hours.

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

URBAN DESIGN

Objectives and Policies

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

The proposed personal service "skin care" use contributes to the economic impetus for re-use of the former "Bank of Italy" branch structure. Consequently, the building will maintain its status as a historic resource and character defining features, furthering the continuity with the past.

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.

The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will fill an existing retail space and will enhance the diverse economic base of the City.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

The revitalization of this vacant space with a new, modern use appropriate to contemporary lifestyles has been broadly supported by the neighborhood business association and neighborhood groups as a valuable contributor to the economic vitality of this important commercial district. Retention and revitalization of the historic architectural asset assures retention of and further improvement of a high level of architectural character in the local urban fabric. The following policy objectives will be directly met by the proposed project.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The project will provide the Castro NCD with a unique personal service skin care establishment that offers a range of treatments such as hair, tattoo, and cellulite removal.

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.

Policy 6.7:

Promote high quality urban design on commercial streets.

Policy 6.8:

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

Policy 6.10:

Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

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

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

The proposal would enhance the district by reactivating a currently vacant retail space with a new personal service / skin care establishment. The business will create approximately ten employment (five full-time and five part-time) opportunities for the community, who would likely be existing San Francisco residents. The proposed alterations are within the existing building footprint and will not alter the building envelope or any significant architectural features.

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

The project will strengthen neighborhood character by respecting and maintaining the character defining features of the 1922 era "Bank of Italy" branch building. The project will reactivate a currently vacant retail space. Neighborhood character will be protected by maintaining retail continuity along Castro Street, particularly at this important and neighborhood defining corner of Castro and Market Streets. This new skin care facility will provide a new personal service venue thus strengthening cultural diversity.

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

The project will not affect the City's affordable housing supply as there are not residential uses at this site.

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

The site is on Castro Street and is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking. The Muni Castro Street Station is around the corner on Castro and Market Streets, and is served by the L-Taraval, M-Ocean View, and K-Ingleside/T-Third Street lines. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Additionally, Market Street has broad sidewalks and this section of Castro Street has recently been improved with major pedestrian improvements and amenities, providing streets and sidewalks with adequate capacity for the level of travel activity generated by commercial and transit uses.

- 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 including commercial office development. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. The project will serve to enhance a diverse economic base in that approximately ten people will be employed to operate this seven-day-a-week skin care facility operating approximately 11-hours on weekdays and weekends from 9:00AM to 8:00PM.

- 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.

The project is located within a building built in 1922 as a branch of the Bank of Italy, and may be eligible for the National Register of Historic Places. The activation of this vacant retail space will serve to maintain the historic commercial / personal service use pattern within this building and its relationship to pedestrian activity and commercial continuity along Castro and Market Streets. The

project will maintain the original exterior appearance of the existing building, with the exception of the new identifying business signs, consistent with the Planning Code.

- 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.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-013332CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 4, 2016, 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 14, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

**Draft Motion
April 14, 2016**

**CASE NO. 2015-013332CUA
410 Castro Street**

ADOPTED: April 14, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Personal Service Establishment (d.b.a. **Laser Away**) located at 410 Castro Street, Block 2647, Lot 035 pursuant to Planning Code Sections **303.1, 703.3, and 703.4** within the **Castro Street Neighborhood Commercial** District and a **65-B** Height and Bulk District; in general conformance with plans, dated **March 4, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2015-013332CUA** and subject to conditions of approval reviewed and approved by the Commission on **April 14, 2016** 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 14, 2016** 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

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

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

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

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

DESIGN

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING

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

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

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>

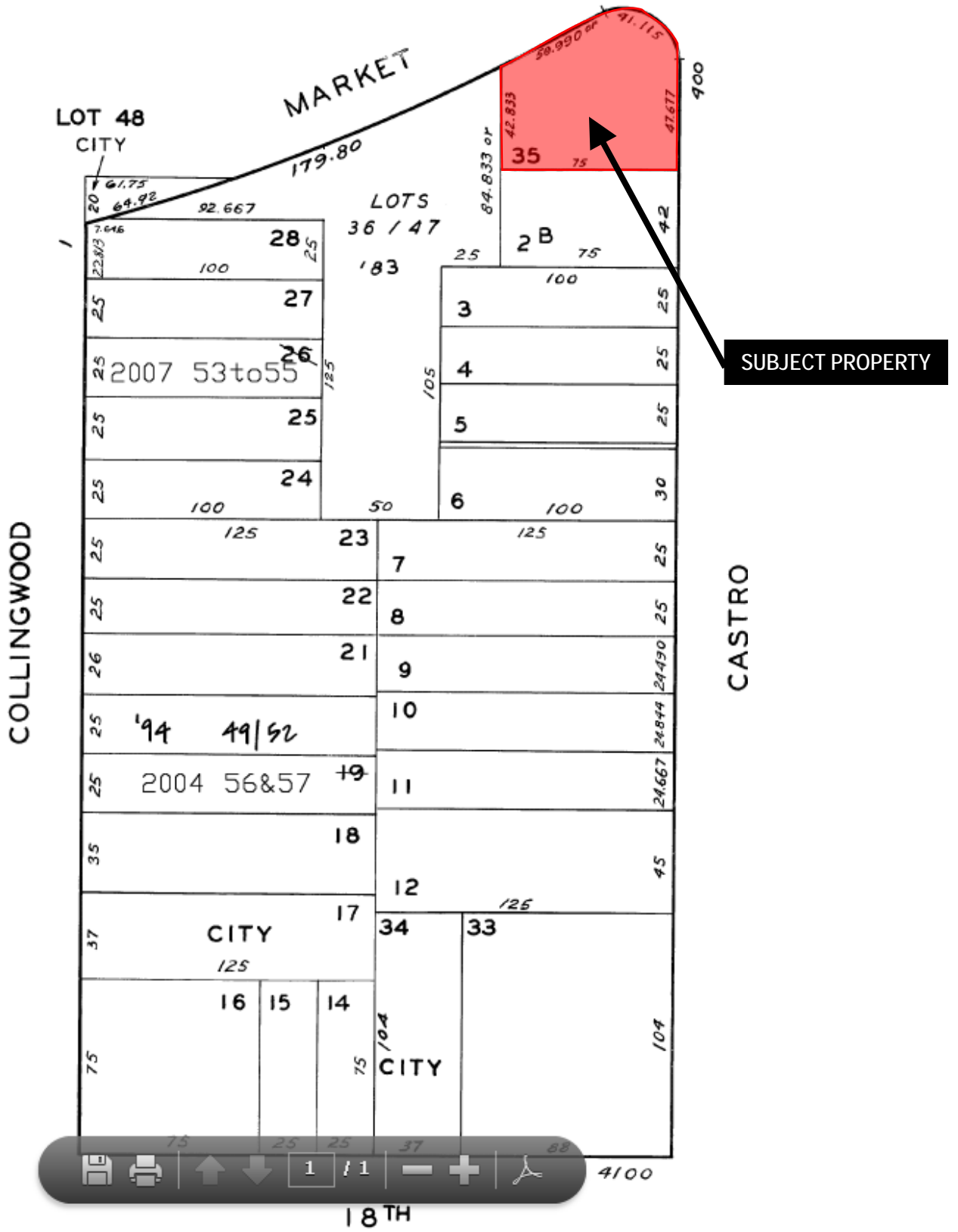
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

Exhibits

Conditional Use Authorization Hearing
Case Number 2015-013332CUA
410 Castro Street

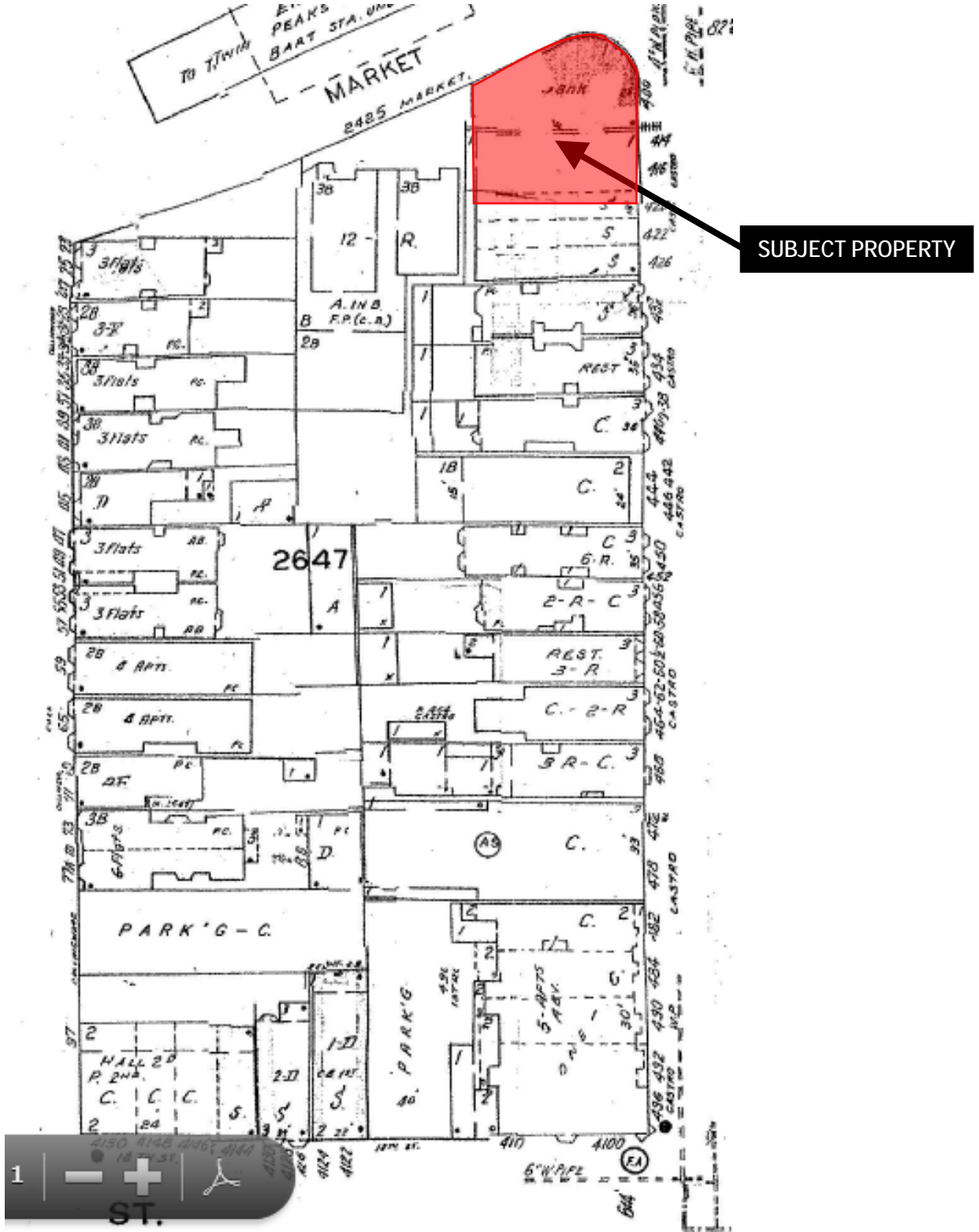
Parcel Map



Conditional Use Authorization Hearing
 Case Number 2015-013332CUA
 410 Castro Street



Sanborn Map*

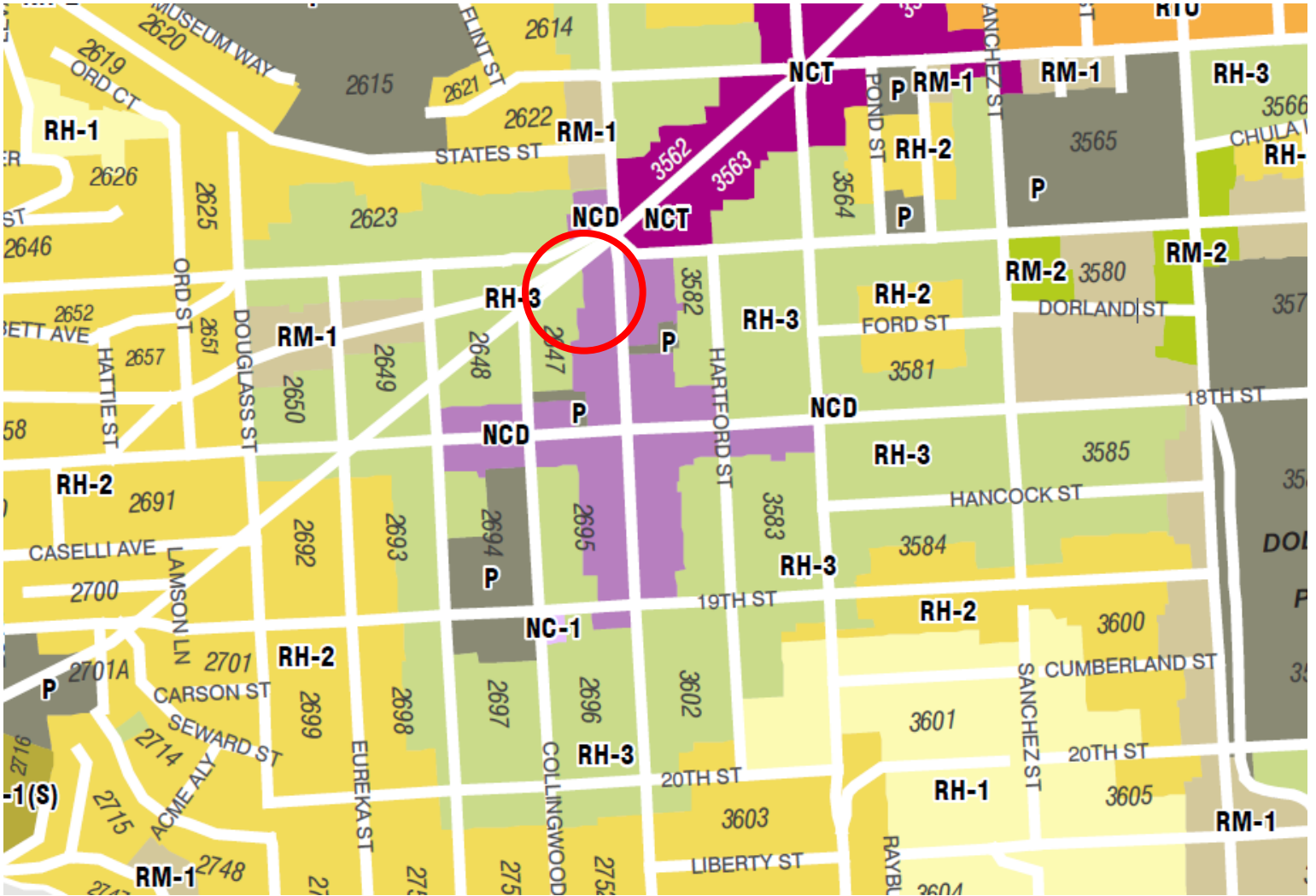


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
Case Number 2015-013332CUA
410 Castro Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2015-013332CUA
410 Castro Street

Aerial Photo

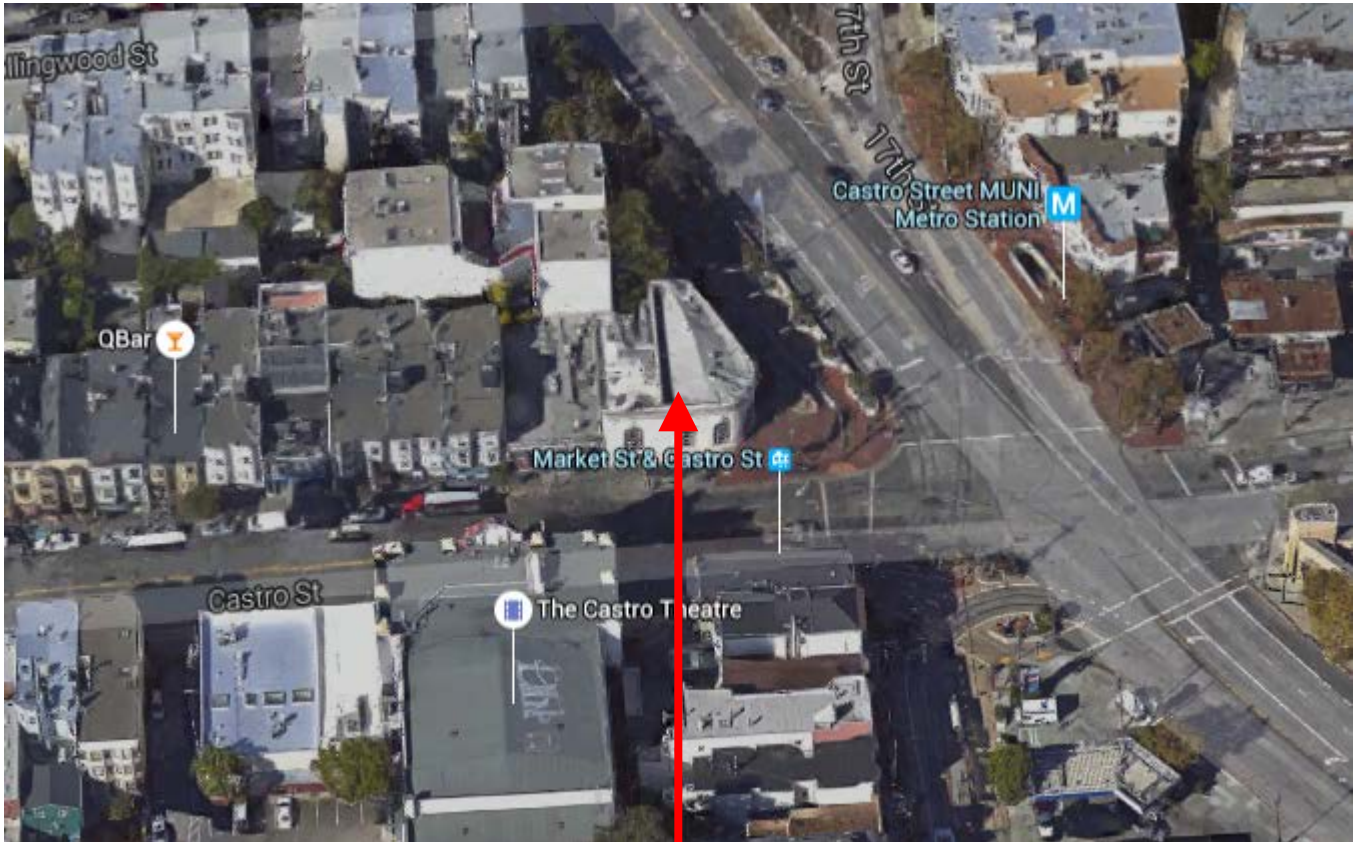


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2015-013332CUA
410 Castro Street

Aerial Photo

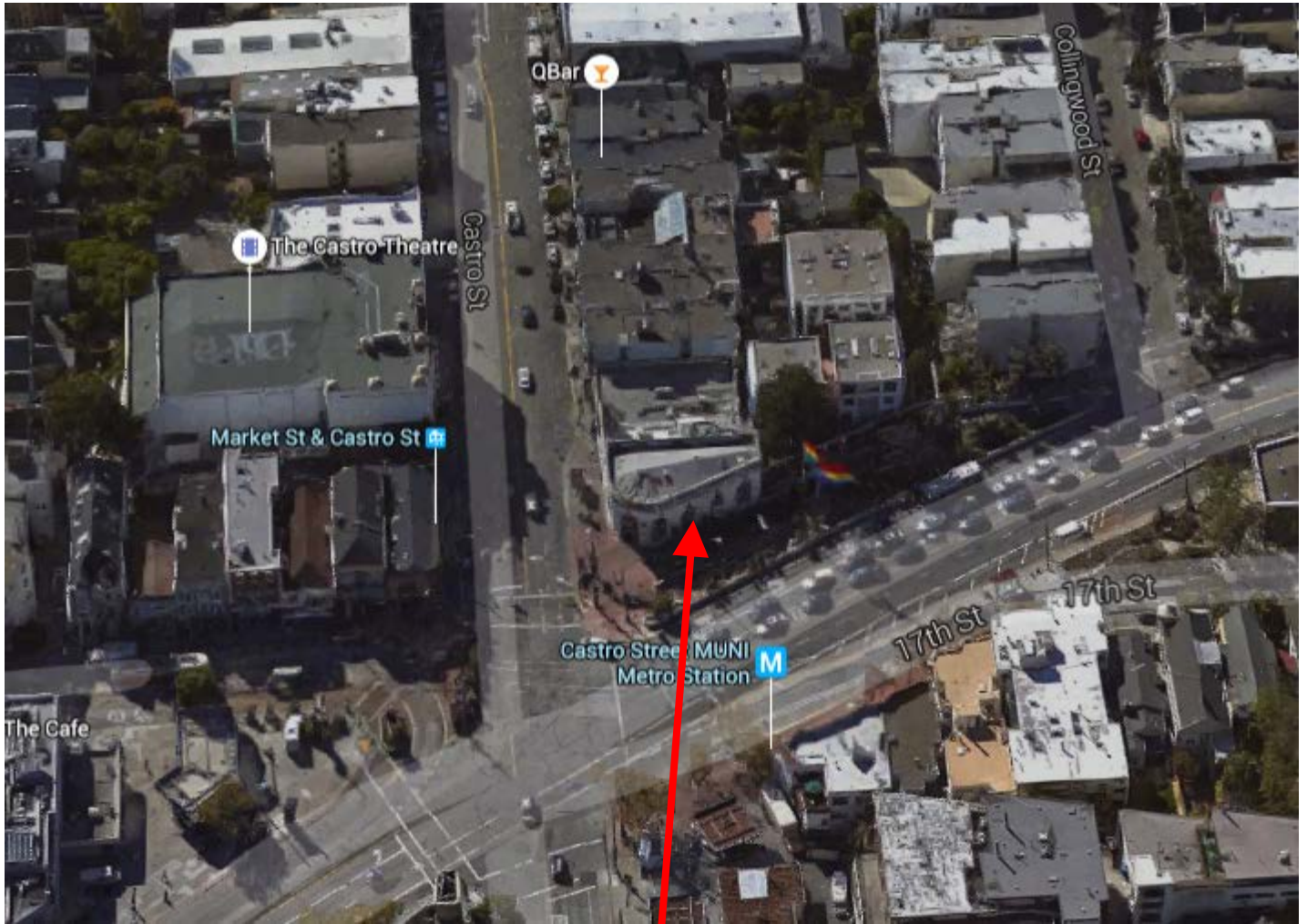


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2015-013332CUA
410 Castro Street

Aerial Photo

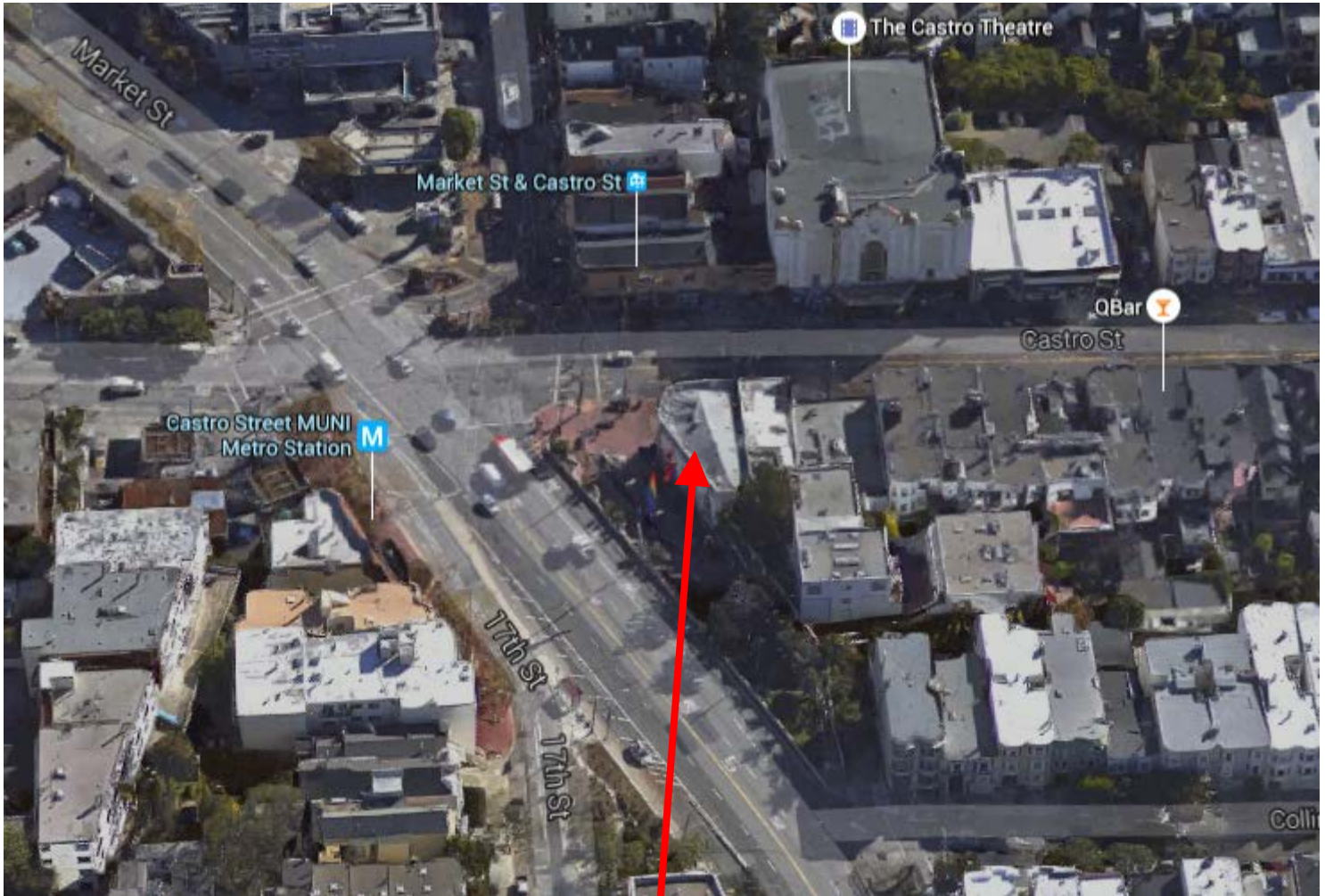


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2015-013332CUA
410 Castro Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2015-013332CUA
410 Castro Street

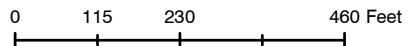
Site Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2015-013332CUA
410 Castro Street

410 Castro Street - 300 foot buffer and Castro Street Neighborhood Commercial District





February 25, 2016

584 Castro Street #336
San Francisco, CA 94114
PH 415.500.1181
FX 415.522.0395
www.castrocbd.org
www.facebook/
castrocbd
@visithecastro

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St., Suite 400
San Francisco, CA 94103
RE: File # -013332CUA – 410 Castro Street - "Laser Away" Support

Dear Planning Commission President Fong,

This letter is written to express the Castro/Upper Market Community Benefit District's support for Laser Away, a personal service and skin care spa. Laser Away services are by appointment, but will also have a retail store, allowing for walk-in foot traffic.

The location at 410 Castro St. has been a long-term vacancy. Previously the space was occupied by Sprint and before that Noah's Bagels; both formula retail establishments. There are no similar establishments in the Castro/Upper Market. This is a unique service and could create a niche business in the Castro. The business will stay open until 8:00 p.m. and will not impact parking or traffic with deliveries.

Laser Away has committed to low profile signage, similar to their store on Union Street and to the signage on the business at 400 Castro, SoulCycle. The Castro/Upper Market Community Benefit District would like to hold them to this promise of low profile signage.

If you would like to discuss this issue in more detail, please do not hesitate to contact me at 415-500-1181 or andrea@castrocbd.org

Thank you.

Sincerely,

Andrea Aiello
Executive Director

cc: Supervisor Scott Wiener
Veronica Flores, City Planner, San Francisco Planning Department
Jessica Heckman, Laser Away
Lucien Blazej, Blazej-Solutions



584 Castro Street #333
San Francisco CA 94114-2512

formerly "Merchants of Upper Market & Castro – MUMC"
415/431-2359

Info@CastroMerchants.com
www.CastroMerchants.com

March 5, 2016

By Email and USPS hardcopy

Veronica Flores, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

Re: Planning Case/File No. 2015.013332CUA
Proposed: *Laser Away – Medical Group, Inc.* at 410 Castro Street, SF

Dear Ms. Flores,

This confirms that the Members of **CASTRO MERCHANTS** (formerly “Merchants of Upper Market & Castro – MUMC”) have voted to SUPPORT the proposed Project referenced above. We understand that the proposed Project may be scheduled for a Planning Commission Hearing in April regarding Change of Use, Formula Retail, and related issues which are included in CM’s support.

CM’s approval is based on information provided by Jessica Heckmann of *Laser Away* and its consultant Lucian Blazej during a presentation at our Members Meeting on February 4, 2016. We have asked the Project Sponsor to notify us if there are any subsequent, substantive changes to its proposal prior to Planning Department’s approval, so we can evaluate whether such changes would affect the previous support vote. We have received no such notification, to date.

CASTRO MERCHANTS is the merchants’ organization serving San Francisco’s Castro-Upper Market area, generally along Upper Market Street from Castro Street to Octavia Blvd.; Castro from Market to 19th Street; and commercial portions of cross streets throughout that area. **CASTRO MERCHANTS** has about 325 paid Members for 2015-2016. The property covered by this matter is within our organization’s primary service area.

In addition to today’s email to you and to the individuals cc’d below, hardcopies of this letter are being mailed to you and to *Laser Away*.

..... continued



San Francisco Planning Department

March 5, 2016

Re: Planning Case/File No. 2015.013332CUA

Proposed: *Laser Away – Medical Group, Inc.* at 410 Castro Street, SF

Please let us know if you have any questions regarding **CASTRO MERCHANTS'** SUPPORT for this Project and related items. Please include this letter in the matter's permanent file, and assure that it is provided to all Planning Staff and Commissioners and to any other hearing panels at the time that this matter is considered by them. Thank you for considering our comments.

Respectfully,

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

Daniel Bergerac, President

Email and hardcopy cc: J. Heckmann, L. Blazej
email cc: Supervisor Scott Wiener, Staff Andres Power
Capt. Daniel Perea, SFPD Mission Station

.... LtrPlanningLaserAway030516



CASTRO/EUREKA VALLEY NEIGHBORHOOD ASSOCIATION



The neighborhood association for the Castro, Upper Market and all of Eureka

EVNA
PO Box 14137
San Francisco, CA 94114
www.evna.org

EVNA, a 501 (C)(4) Non-profit,
Tax ID: 51-0141022

Eureka Valley Foundation,
a 501(C)(3) Non-profit,
Tax ID: 26-0831195

EXECUTIVE COMMITTEE

Crispin Hollings
President
Collingwood Street
Secretary
Scott Johnson
19th Street

James Moore
Treasurer
18th Street

Alan Beach-Nelson
Immediate Past President
Castro Street

COMMITTEE CHAIRS

Patrick Crogan
Newsletter Editor
Market Street

Jack Keating (Ex-Officio)
Planning & Land Use
17th Street

Shelah Barr
Quality of Life
17th Street

DIRECTORS:

James Kelm
Castro Village Wine Co.

Rob Cox
Hartford Street

Mary Edna Harrell
Castro Street

Loïc Olichon
18th Street

EX OFFICIO DIRECTORS:

Steve Clark Hall
Webmaster
19th Street

Judith Hoyem
Emeritus
17th Street

March 13, 2016

Re: Planning Case/File No. 2015.013332CUA

Proposed: *Laser Away – Medical Group, Inc.* at 410 Castro Street, SF

Honorable Commissioners,

The Members of **EVNA PLUC** (Eureka Valley Neighborhood Association, Planning and Land Use Committee) have voted to **SUPPORT** the proposed Project referenced above. We understand that the proposed Project may be scheduled for a Planning Commission Hearing in April regarding Change of Use, Formula Retail, and related issues which are included in EVNA's support.

EVNA's approval is based on information provided by Jessica Heckmann of *Laser Away* and its consultant Lucian Blazej during a presentation at our Members Meeting on February 9th, 2016. The location at 410 Castro St. has been a long term vacancy. Previously the space was occupied by Sprint and before that by Noah's Bagels, both formula retail establishments. There are no similar establishments in the Castro/Upper Market. This is a unique service. The business will stay open until 8:00 p.m. and will not impact parking or traffic with delivery.

In addition to today's email to you and to the individuals cc'd below, hardcopies of this letter are being mailed to you and to *Laser Away*.

Please let us know if you have any questions regarding **EVNA's SUPPORT** for this Project and related items. Thank you for considering our comments.

Sincerely,



Crispin Hollings, President

Email and hardcopy cc: J. Heckmann, L. Blazej

email cc: Supervisor Scott Wiener, Staff Andres Power
City Planner, San Francisco Planning Department

From: [Scott Howlett](#)
To: lucian.blazej@blazej-solutions.com; [Flores, Veronica \(CPC\)](#)
Subject: 410 Castro
Date: Tuesday, March 15, 2016 7:10:57 PM

Hello. I am a neighbor and received the notification. I cannot make the hearing but supportive. Good luck with your new business.

Sent from my iPhone

March 7, 2016

Honorable Members
San Francisco City Planning Commission
1660 Mission Street, 4th Floor
San Francisco, CA 94103

Requesting Approval for “Laser Away” – a Personal Service Skin Case Facility
CU Hearing – April 14, 2016 - Case No. 2015.013332CUA – 410 Castro Street at Market
Street

Honorable Commissioners:

LaserAway, a formula retail / personal service skin care provider, would like to locate at 410 Castro Street, a currently vacant 1,302 square foot retail space in the historic Bank of Italy building at the corner of Market and Castro Street. The prior occupant of this space, from 2003 through 2013, was US Sprint, also a formula retail use.

LaserAway treatment spas principally provide laser energized skin treatments for hair, tattoo and blemish removal, along with other skin care treatments and services. A retail component includes sale of lotions, balms and other skin care products. A LaserAway spa typically has a small reception area, a retail sales component, and several (three to five) treatment rooms. The LaserAway spa is typically open from 9 AM to 8 PM, seven days a week. Treatment sessions generally last 30-minutes. Optimally approximately 250 to 300 clients visit LaserAway weekly, in addition to walk in retail patrons. It is anticipated that five full time and five part time employees will staff the facility.

The proposed LaserAway at 410 Castro Street will be the second spa in San Francisco and the seventh in the Bay Area. The one existing LaserAway in San Francisco is located at 1878 Union Street.

Since this fall, LaserAway representatives met with the Eureka Valley Neighborhood Association, Castro Street Merchants, the Castro/Upper Market Community Benefit District, and Duboce Triangle Association. The LaserAway proposal was well received by these groups.

LaserAway looks forward to occupying a space that has been vacant for more than three years, and becoming an active part of the greater Castro community.

We respectfully ask your approval. Thank you for your consideration.

Sincerely,

Jessica Heckmann
Regional Manager

591 Camino de la Reina
Suite 900
San Diego, CA 92108
(619) 299-4160
lmc@cush.us

Authorization to Act as Agent

Date: September 30, 2015
To: Whom It May Concern
Agencies and Departments, City and County of San Francisco
From: Sixth Avenue Properties II, LP, Owner
Subject: Authorization to Act as Agent
410 Castro Street, San Francisco, CA
Assessor's Block 2647, Lot 035

Please be advised that **Lucian R. Blazej** is authorized to act as agent on my behalf with respect to filing appropriate applications to securing city entitlements, conditional use authorizations, variances, permits and other actions and authorizations as may be required related to a **new personal service use (skin and body care) operated by Laser Away** and located at 410 Castro Street, San Francisco, CA, Assessors Block 2647, Lot: 035.

This agency authorization is in effect until such time as it is withdrawn in writing or project entitlements are granted.

By: LMC GP, Inc.
A California corporation
Its General Partner

By: 

Janice Ziegler
Secretary/ Treasurer

AFFIDAVIT FOR Formula Retail Uses

1. Location and Classification

STREET ADDRESS OF PROJECT: 410 CASTRO STREET		
ASSESSORS BLOCK/LOT: 2647 / 035	ZONING DISTRICT: CASTRO STREET NCD - SEC. 715	HEIGHT/BULK DISTRICT: 65-B

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): PERSONAL SERVICE - SECTION 790.116 - SKIN CARE	
PROPOSED BUSINESS NAME: LASERAWAY	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: Skin care treatments focusing primarily on hair removal, tattoo removal, and other skin and body care spa treatments, including sale of skin care related lotions and cosmetics.	
BUILDING PERMIT APPLICATION NO.: (if applicable) NA	PLANNING DEPARTMENT CASE NO.: (if applicable) 2015-013332 CUA

3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	24
3.b	How many of the above total locations are in San Francisco?	1

If the number entered on Line 3.a above is 11 or more, then the proposed use *may* be a Formula Retail Use. *Continue to section 4 below.*

If the number entered on Line 3.a above is 10 or fewer, no additional information is required. Proceed to section 5 on the next page and complete the Applicant's Affidavit.

4. Standardized Features

Will the proposed business use any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Trademark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D	Décor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E	Color Scheme	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G	Uniform Apparel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	TOTAL	7	1

Enter the total number of Yes/No answers above.

If the total YES responses are **two (2) or more**, then the proposed use is a Formula Retail Use.

5. Applicant's Affidavit

NAME: Lucian R. Blazej		<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) 50 Laidley Street, San Francisco, CA 94131			
PHONE: (415) 695-1111		EMAIL: lucian.blazej@gmail.com	

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Applicant's Signature: _____ Date: 10/07/2015

PLANNING DEPARTMENT USE ONLY	
PLANNING CODE SECTION(S) APPLICABLE:	
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?	
<input type="checkbox"/> Principally Permitted <input type="checkbox"/> Principally Permitted, Neighborhood Notice Required (Section 311/312) <input type="checkbox"/> Not Permitted <input type="checkbox"/> Conditional Use Authorization Required	
COMMENTS:	
VERIFIED BY:	
Signature: _____	Date: _____
Printed Name: _____	Phone: _____



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR MORE INFORMATION: Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Sixth Avenue Properties II L. P. / LMC GP, Inc. - Lawrence M. Cushman, President	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
2900 Sixth Avenue	(619) 299-4160
San Diego, CA 92103	EMAIL:
	fax 619 291-5544

APPLICANT'S NAME:	
Lucian R. Blazej	Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE:
50 Laidley Street	(415) 695-1111
San Francisco, CA 94131	EMAIL:
	lucian.blazej@gmail.com

CONTACT FOR PROJECT INFORMATION:	
	Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE:
	()
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
	Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE:
	()
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
410 Castro Street	94117
CROSS STREETS:	
Southwest corner of Castro Street at Market Street	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
2647 / 035	75'x48 +/-'	4,148 +/-	Castro Street NCD - 715	65-B

3. Project Description

(Please check all that apply) <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Present - vacant - Previous retail sales - US Sprint		
	PROPOSED USE: Personal Service - Skin Care - DBA Laser Away			
	BUILDING APPLICATION PERMIT NO.:		DATE FILED:	
	Formula Retail Use			

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)				
Number of Stories				
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential				
Retail	1,302	1,302		1,302
Office				
Industrial/PDR <i>Production, Distribution, & Repair</i>				
Parking				
Other (Specify Use)				
TOTAL GSF	1,302	1,302		1,302

Please describe any additional project features that are not included in this table:
 (Attach a separate sheet if more space is needed)

The building has two retail spaces, one at 1,302 gsf (the proposed project - Laser Away) and one at 3,634 gsf (Soulcycle). Total building area is 4,936 gsf. Total building occupied floor area is less than 5,000 nsf so there is no parking or loading requirement.

Laser Away, a personal service use, will occupy 1,302 gsf on the ground floor at 410 Castro Street - fronting on Castro Street. There is also a building service basement of 840 gsf.

The prior Conditional Use Cases for this property include 2014.0985C - CPC Motion Number 19286 dated 12/4/2014 and 2002.0111C - CPC Motion Number 16370 dated 4/4/2002.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

Existing neighborhood serving retail uses will be preserved and enhanced and future opportunities for residential employment in and ownership of such businesses will be enhanced by this project because it will reactivate a currently vacant retail space with a new personal service / skin care establishment. The project will employ approximately 10 people (5 full time and 5 part-time) who would likely be San Francisco residents.

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

The project will strengthen neighborhood character by respecting and maintaining the character defining features of the 1922 era "Bank of Italy" branch building. The subject project will reintroduce a new use into a long vacant retail space. Neighborhood character will be protected by maintaining retail continuity along Castro Street, particularly at this important and neighborhood defining corner of Market and Castro Streets. This new skin and body car facility will provide a new personal service venue thus strengthening cultural diversity.

3. That the City's supply of affordable housing be preserved and enhanced;

The project will not affect the City's affordable housing supply as there are no residential uses at this site.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking, as many of the patrons will already be at this location going to or from work as MUNI Metro commuters. Other patrons will likely be people who live near or work on Castro Street, or have come to Castro Street for other primary commercial, shopping or business reasons, and are people who are likely to walk, ride a bicycle or take MUNI. A public parking lot is also located on this block.

5. 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;

This project will not displace any industrial and service sector jobs and will not include commercial office development. The project will serve to enhance a diverse economic base in that approximately 10 people will be employed to operate this seven-day-a-week skin care venue operating approximately 11-hours on weekdays and weekends (9AM to 8PM).

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

Preparedness against injury and loss of life in an earthquake is improved by this project, since renovations associated with tenant improvements will comply with current structural seismic safety standards. All construction, renovation and tenant improvement work will be done in conformity with applicable construction and seismic safety measures of the San Francisco Building Code.

7. That landmarks and historic buildings be preserved; and

The project is located within a building built in 1922 as a branch of the Bank of Italy, and may be National Register eligible. The activation of this vacant retail space will serve to maintain the historic commercial / personal service use pattern within this building and its relationship to pedestrian activity and commercial continuity along Castro and Market Streets. The project will maintain the original exterior appearance of the existing building, with the exception of new identifying business signs, consistent with the Planning Code.

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

The project will not affect the access to sunlight or vistas for parks and open space, as there are no expansions to the building's envelope as a result of this project. This project seeks authorization for personal service "formula retail" use within the volume of an already existing vacant retail space.

Estimated Construction Costs

TYPE OF APPLICATION:	
Conditional Use Authorization for Formula Retail Use	
OCCUPANCY CLASSIFICATION:	
Personal Service / Retail	
BUILDING TYPE:	
III - B Concrete and Steel Frame	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
No new construction - tenant improvements to interior space totaling approximately 1,302 gross sq. ft.i	1,302 gsf ground floor skin care establishment
ESTIMATED CONSTRUCTION COST:	
\$88,700.00	
ESTIMATE PREPARED BY:	
Project Owner	
FEE ESTABLISHED:	
\$2,083.00 - estimate	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____

Date: _____

Print name, and indicate whether owner, or authorized agent:

Lucian R. Blazej, agent

 Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below.

In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and

The project proposes to use a currently long vacant retail space of approximately 1,302 gross square feet (gsf). This personal service “skin and body care” establishment will utilize the floor space and volume of a small retail space that is adjacent to the recently opened Soulcycle fitness center which is in the same building. There will be no exterior building expansion, all work will be interior tenant improvement work.

The proposed use is a “skin and body care” establishment, doing business as LaserAway. This facility will have a reception area, treatment rooms and staff support and office space. Client treatment sessions last approximately 30 minutes. Proposed hours of operation are 9-AM to 8-PM, seven days a week. Clients use the internet to make appointments, however walk-ins are welcome when there are openings. LaserAway will employ approximately 10 staff and serve approximately 250 to 300 clients on a weekly bases, an average of approximately 40 clients a day.

This facility, with convenient public transit access at Market and Castro Streets will likely attract many clients that travel by public transit to and through the Castro District, who will find it most convenient to stop in the Castro and use Laser Away services. This facility will also most likely be used by patrons who already frequent this section of the Market / Castro retail district.

Consequently, the proposed skin care establishment, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

(a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed project will not alter the configuration of the existing site nor building shape or mass. All proposed changes will occur internal to the existing building. All exterior character-defining, building design features will remain. The proposed work will not affect the building envelope nor any significant architectural features.

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

The project site has good accessibility by all modes of travel including MUNI Metro and MUNI surface transit service, pedestrian, bicycle, and vehicle access. Surrounding residential development is of low to moderate density and Market Street is a transit preferential street. High volumes of pedestrian activity also characterize this area due to the functioning of this location as a major transit transfer point. Market Street has broad sidewalks and this section of Castro Street has recently been improved with major pedestrian improvements and amenities, so that streets and sidewalks have adequate capacity for the level of travel activity generated by commercial and transit uses.

The proposed personal service “skin care” use at 1,302 gross square will have little if any noticeable impact on traffic since primary patronage is anticipated to come from people that are already present or traveling through at this location, therefore not measurably creating nor contributing to new trips by any travel mode, pedestrian, bicycle, vehicular or transit. Consequently this project will have no perceived impact on accessibility, traffic patterns and parking demand. This personal service facility will have only minor incidental delivery of supplies that can easily be handled by small delivery vans through curb-side delivery.

(c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed personal service “skin care” use of approximately 1,302 gross square feet of space will not create noxious or offensive emissions, dust or noise. This facility is well buffered by other commercial buildings, will close by 8-PM and is unlikely to cause any environmental problems.

(d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and

As the building occupies the entire site, there is no landscaping possible. Any new mechanical units on the roof will be appropriately screened for both sound and sight. Service and exiting area on the side of the building will be well lit for safety. The project’s storefront design and signage will be sensitive to the historical context of the existing building. Parking and loading is inconsequential for this proposed personal service use and for such a small facility.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

Consistent with the intent of the city's neighborhood commercial districts, this personal service / skin care use will provide a complementary retail activity that will add to the diversity and attractiveness of Castro Street as a full service neighborhood commercial destination. Clients of this skin care facility will likely combine their trip with other shopping, dining and entertainment activities within the Market / Castro retail district. The proposed personal service "skin care" use will complement the mix of retail uses on Castro Street, and consequently serve to enhance the economic vitality and attractiveness of Castro Street as a retail destination.

The project complies with the applicable provisions of this code and will not adversely affect the City's Master Plan. The relevant objectives of the master plan include:

Urban Design Element, Objective 2: conservation of resources that provide ... continuity with the past.

The proposed personal service "skin care" use contributes to the economic impetus for re-use of the former "Bank of Italy" branch structure. Consequently the building will maintain its status as a historic resource and character defining building, furthering the continuity with the past.

Consistent with the City's Commerce and Industry Element of the General Plan the following objectives will be furthered:

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 project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. Further, the project site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

The revitalization of this vacant space with a new, modern use appropriate to contemporary lifestyles has been broadly supported by the neighborhood business association and neighborhood groups as a valuable contributor to the economic vitality of this important commercial district. Retention and revitalization of the historic architectural asset assures retention of and further improvement of a high level of architectural character in the local urban fabric. The following policy objectives of the General Plan will be directly met by the proposed project.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The project will provide the Castro NCD with a unique personal service skin care establishment that offers a range of treatments such as hair, tattoo, and cellulite removal.

Policy 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

Policy 6.7

Promote high quality urban design on commercial streets.

Policy 6.8

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

Policy 6.10

Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

SITE DESCRIPTION AND PRESENT USE

The project site at 410 Castro Street is located on the ground floor of a 4,936 square foot commercial building. The subject, corner, irregular lot is 4,148 +/- square-feet in area (approximately 48 feet wide by 75 feet deep) and is occupied by the historic former Bank of America / Bank of Italy building. The building sits on the southwest corner of Castro and Market Streets, Assessor's Block 2647, Lot 035. It is located within the Castro Street Neighborhood Commercial District (NCD) and a 65-B Height and Bulk District.

This building has two commercial spaces, a larger space at 400 Castro (with entrance at the corner of Castro and Market) is currently occupied by "Soulcycle," a stationary bicycle exercise studio of 3,634 gross square feet. The second retail space, the proposed project for "Laser Away" at 410 Castro, fronts directly onto Castro Street, and is 1,302 gross square feet in area. This retail space is currently vacant and has been vacant for over two years. The prior occupant of 410 Castro, from 2003 through 2013 was "US Sprint" which was a formula retail use.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding development consists of a variety of commercial and mixed-use buildings, mostly containing residential uses above ground-floor commercial establishments. The scale of development in the area consists of a mix of two to three-story buildings, most of which were constructed in the early 1900s. Generally, the commercial establishments characterizing this section of Castro Street include a mixture of restaurants, specialty retail, attire and medical and personal service establishments. On the west side of Castro of the subject block, there are approximately 19 commercial establishments and 20 on the east side of the subject block. Of the approximately 39 commercial establishments on the block, there are 5 formula retail establishments, including US Bank, Sprint, Posh Bagel, Soulcycle and Walgreens.

In the larger Castro / Upper Market Neighborhood Commercial District, there are approximately 158 businesses, approximately 14 businesses (8.9%) appear to qualify as formula retail uses.

Formula Retail Conditional Use Criteria. *With regard to a conditional use authorization application for a formula retail use, the Planning Commission shall consider:*

(A) *The existing concentrations of formula retail uses within the district.*

Approximately 14 business (8.9%) out of 158 businesses appear to qualify as formula retail uses. Having 91.1% of retail outlets on Castro Street be non-formula retail indicates that formula retail uses have a small share of the overall retail component on Castro Street. Consideration should also be given to the fact that the proposed "skin care" use occupies a relatively small floor area of 1,300 square feet, has a street frontage of 20-feet, and has a total occupancy of five to seven clients and staff at any given time. Such a small facility will have minimal presence as a recognizable formula retail use on Castro Street. The proposed personal service use, operating as "Laser Away" currently has a total of 23 establishments of which six are in the Bay Area, one of which is located in San Francisco at 1878 Union Street, see <https://www.laseraway.net> .

(B) The availability of other similar retail uses within the district.

There are very few if any commercial establishments that principally provide skin care personal services on Castro Street. The proposed skin care establishment will add to the diversity and attractiveness of Castro Street as a neighborhood retail destination that caters to a full and unique range of personal services geared toward personal health and attractiveness. The proposed skin care establishment will add to the overall commercial character and sense of commercial diversity on Castro Street.

(C) The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the district.

The proposed skin care establishment will occupy the southern-most retail space within the historic Bank of Italy structure. The retail façade and associated business sign has been designed and detailed to be compatible with and complementary to this building. The activation of this long vacant and unattractive retail space with an appropriate design treatment will serve to enhance and revitalize the existing architectural and esthetic character of Castro Street.

(D) The existing retail vacancy rates within the district.

The proposed skin care establishment will occupy a long vacant 1,302 square foot retail space. The use of this relatively small retail space will have minimal impact on the overall supply of commercial space on Castro Street. Castro Street, because of its attractiveness and vitality as a retail destination, has a low vacancy rate, however, normal business turnover continues to provide opportunities for new merchants to open businesses on Castro Street.

There are currently approximately 10 vacancies out of approximately 232 ground floor establishments amounting to a 4% vacancy rate.

(E) The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the district.

Castro Street is primarily a neighborhood serving retail destination, and both the formula and non-formula retail outlets primarily serve the local and immediate neighborhood, with night-time entertainment being the primary exception. The proposed skin care establishment will primarily serve clients and shoppers who currently visit or pass through the Castro District and other neighborhood residents who frequent Castro Street, strengthening the character of Castro Street as a neighborhood commercial retail district, and as the social, service, shopping and entertainment focus for the LGBT community.

Notice of Pre-Application Meeting

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at _____, cross street(s) _____ (Block/Lot#: _____; Zoning: _____), in accordance with the San Francisco Planning Department’s Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department’s review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-I-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: _____

Existing # of dwelling units: _____	Proposed: _____	Permitted: _____
Existing bldg square footage: _____	Proposed: _____	Permitted: _____
Existing # of stories: _____	Proposed: _____	Permitted: _____
Existing bldg height: _____	Proposed: _____	Permitted: _____
Existing bldg depth: _____	Proposed: _____	Permitted: _____

MEETING INFORMATION:

Property Owner(s) name(s): _____
 Project Sponsor(s): _____
 Contact information (email/phone): _____
Meeting Address*: _____
Date of meeting: _____
Time of meeting:** _____

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, _____, do hereby declare as follows:

- 1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
- 2. The meeting was conducted at _____ (location/address) on _____ (date) from _____ (time).
- 3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/ response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
- 4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, _____, 20_____ IN SAN FRANCISCO.

Signature

Name (type or print)

Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

Project Address

Pre-Application Meeting Sign-in Sheet

Meeting Date: _____
 Meeting Time: _____
 Meeting Address: _____
 Project Address: _____
 Property Owner Name: _____
 Project Sponsor/Representative: _____

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. _____				<input type="checkbox"/>
2. _____				<input type="checkbox"/>
3. _____				<input type="checkbox"/>
4. _____				<input type="checkbox"/>
5. _____				<input type="checkbox"/>
6. _____				<input type="checkbox"/>
7. _____				<input type="checkbox"/>
8. _____				<input type="checkbox"/>
9. _____				<input type="checkbox"/>
10. _____				<input type="checkbox"/>
11. _____				<input type="checkbox"/>
12. _____				<input type="checkbox"/>
13. _____				<input type="checkbox"/>
14. _____				<input type="checkbox"/>
15. _____				<input type="checkbox"/>
16. _____				<input type="checkbox"/>
17. _____				<input type="checkbox"/>
18. _____				<input type="checkbox"/>

Summary of discussion from the Pre-Application Meeting

Meeting Date: _____
 Meeting Time: _____
 Meeting Address: _____
 Project Address: _____
 Property Owner Name: _____
 Project Sponsor/Representative: _____

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): _____

No specific concerns were expressed. Guests came to see the space at 410 Castro.
 Guests were familiar with the proposed project from prior meetings at CSMA.

Project Sponsor Response: _____
 A more detailed explanation and review of floor plans was given by sponsor.

Question/Concern #2: Castro Street Merchants Association was concerned about
 homeless sleeping in the doorway while 410 Castro was vacant.

Project Sponsor Response: A "Do Not Trespass" sign was posted on the site - sign
 was provided by Castro Street Merchants Association.

Question/Concern #3: Concern was expressed for how long it will take to reactivate
 the 410 Castro space?

Project Sponsor Response: It was indicated that it was project sponsor's hope that
 the CU hearing would be in March or April, with occupancy
 by mid June 2016.

Question/Concern #4: _____

Project Sponsor Response: _____

MEMORANDUM

Date: November 18, 2015
To: Occupants, Merchants and Owners near the 400 Block of Castro Street
Copy: Supervisor Scott Wiener
From: Lucian R. Blazej, 415 695-1111 lucian.blazej@gmail.com
Project: Case No. 2015.013332 CUA –
Subject: Proposed Skin Care – Formula Retail Use – at 410 Castro Street - LaserAway

The purpose of this memo is to invite you to a community meeting (see formal invitation on other side) and to introduce you to “LaserAway” a skin care treatment spa.

LaserAway, a formula retail / personal service outlet, would like to locate at 410 Castro Street. This currently vacant 1,302 square foot retail space is in the historic Bank of Italy / Bank of America building at the corner of Market and Castro Street. The prior occupant of this space, from 2003 through 2013, was US Sprint, also a formula retail use.

Background Information on LaserAway

LaserAway treatment spas principally provide laser energized skin treatments for hair, tattoo and blemish removal, along with other skin care treatments and services. A retail component includes sale of lotions, balms and other skin care products. A LaserAway spa typically has a small reception area, a retail component, and several (three to five) treatment rooms. The LaserAway spa is typically open from 9 AM to 8 PM, seven days a week. Treatment sessions generally last 30-minutes. Optimally approximately 250 to 300 clients visit LazerAway weekly, in addition to walk in retail patrons. It is anticipated that five full time and five part time employees will staff the facility.

The proposed LaserAway at 410 Castro Street will be the second spa in San Francisco and the seventh in the Bay Area. The one existing LaserAway in San Francisco is located at 1878 Union Street. For more information see the following web link <https://www.laseraway.net/> .

Formula Retail Tally - Total Number of LaserAway Spas:

<u>Location:</u>	<u>Existing as of 10/01/2015</u>	<u>Planned by 6/30/2016</u>
San Francisco (SF)	1	2
Bay Area (including SF)	6	7
Nationally	24	25
World Wide	0	0

Let me know if you need any additional information. We look forward to meeting with you.

Regards.

Pre-Application Mailing List

Project: 410 Castro Street – AB 2647 Lot 035

Project Sponsor: 45RPM Studio USA Inc.

Supervisor Scott Wiener
Board of Supervisors,
1 Dr. Carlton B Goodlett Place
San Francisco, CA 94102

Lucian R. Blazej, Consultant
For: Laser Away
50 Laidley Street
San Francisco, CA 94131

Lawrence M. Cushman, President
Sixth Avenue Properties
2900 Sixth Avenue
San Diego, CA 92103

Jessica Heckmann, Regional Manager
Laser Away
1878 Union Street
San Francisco, CA 94123

Alan Beach, President
Castro / Eureka Valley Neighborhood Association
PO Box 14137
29 Hartford Street
San Francisco, CA 94114

Richard Magary
Castro Street Merchants Association
584 Castro Street #333
San Francisco, CA 94114

David Troup
Duboise Triangle Association
2261 Market Street #301
San Francisco, CA 94114

Andrea Aiello, Executive Director
C/UMCBD
584 Castro Street #336
San Francisco, CA 94114

Edward Scruggs
Eureka / 17 Street Neighbors
4134 17th Street
San Francisco, CA 94114

Canata-Happ Family Partners AB 2647 / 002B
1645 Coronado Way
Burlingame, CA 94010

Elia & Jane Khoury AB 3582 / 7 / 85
1351 Crestview Drive
San Carlos, CA 94070

J & V San Francisco LLC AB 3562 / 15
5917 W Elowin Drive
Visalia, CA 93291

Naz Auto Services Inc. AB 2623 / 06
471 Joost Avenue
San Francisco, CA 94127

SoulCycle
400 Castro Street
San Francisco, CA 94114

Marcello's Pizza
420 Castro Street
San Francisco, CA 94114

Twin Peaks Tavern
401 Castro Street
San Francisco, CA 94114

Occupant
411 Castro Street
San Francisco, CA 94114

Hot Cookie
407 Castro Street
San Francisco, CA 94114

Castro Smoke House
409 Castro Street
San Francisco, CA 94114

Dapper Dog
417 Castro Street
San Francisco, CA 94114

Lisa Hair Design
421 Castro Street
San Francisco, CA 94114

Castro Coffee Company
427 Castro Street
San Francisco, CA 94114

Castro Nail Salon
431 Castro Street
San Francisco, CA 94114

RC Gas Station
376 Castro Street
San Francisco, CA 94114

Occupant Unit # 1
2425 Market Street
San Francisco, CA 94114

Occupant Unit # 2
2425 Market Street
San Francisco, CA 94114

Occupant Unit # 3
2425 Market Street
San Francisco, CA 94114

Occupant Unit # 4
2425 Market Street
San Francisco, CA 94114

Occupant Unit # 5
2425 Market Street
San Francisco, CA 94114

Occupant Unit # 6
2425 Market Street
San Francisco, CA 94114

Occupant Unit # 7
2425 Market Street
San Francisco, CA 94114

Occupant Unit # 8
2425 Market Street
San Francisco, CA 94114

Occupant Unit # 9
2425 Market Street
San Francisco, CA 94114

Occupant Unit # 10
2425 Market Street
San Francisco, CA 94114

Occupant Unit # 11
2425 Market Street
San Francisco, CA 94114

Occupant Unit # 12
2425 Market Street
San Francisco, CA 94114

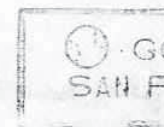
Pre-Application Meeting Sign-in Sheet

Meeting Date: DECEMBER 10, 2015
 Meeting Time: 6:00 PM
 Meeting Address: 410 CASTRO STREET
 Project Address: 410 CASTRO STREET
 Property Owner Name: SIXTH AVENUE PROPERTIES II LP, INC
 Project Sponsor/Representative: LASERAWAY - JESSICA HECKMANN, REGIONAL MANAGER

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

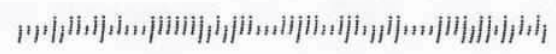
NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. <u>Castro Merchants</u>	<u>584 Castro #333 SF 94114</u>	<u>415-431-2359</u>	<u>info@castromerchants.com</u>	<input type="checkbox"/>
2. <u>Daniel Berzeman</u>	<u>536 Castro</u>	<u>415-631-6350</u>	<u>danielberzeman@mac.com</u>	<input type="checkbox"/>
3. <u>Jessica Heckmann</u>	<u>410 Castro</u>	<u>7602207080</u>	<u>JessicaHeckmann@gmail.com</u>	<input type="checkbox"/>
4. _____	_____	_____	_____	<input type="checkbox"/>
5. _____	_____	_____	_____	<input type="checkbox"/>
6. _____	_____	_____	_____	<input type="checkbox"/>
7. _____	_____	_____	_____	<input type="checkbox"/>

Blazej
Laidley St
San Francisco, CA 94131



Lucian R. Blazej, Consultant
 For: LaserAway
 50 Laidley Street
 San Francisco, CA 94131

94131\$2733 C011



FORMULA RETAIL LAND USE ANALYSIS— CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

Background information in support of a Conditional Use Application for “LASERAWAY” a Personal Service—Skin Care Provider and Skin Care Product Retailer at 410 Castro Street, a 1,302 gross square foot space with 20-foot street frontage. This report covers the 300-foot radius buffer area.

December 17, 2015

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EXECUTIVE SUMMARY

LaserAway, a formula retail/personal service use, would like to locate at 410 Castro Street. This currently vacant 1,302 square foot retail space is in the historic Bank of Italy / Bank of America building at the corner of Market and Castro Streets. The prior occupant of this space, from 2003 through 2013, was US Sprint, also a formula retail use.

This report and accompanying survey data strives to characterize the relationship between Formula Retail (FR) and Not Formula Retail (NFR) uses within the 300-foot buffer area primarily within the Castro Street Neighborhood Commercial District (NCD).

Based on survey data and analysis, indicates that all types of Formula Retail Uses within the 300-foot radius study area comprise 53 percent of total commercial frontage. However, when the frontage of two large corner gas stations, and the corner frontage of Pottery Barn, all located within the study area are excluded, the frontage component of Formula Retail use within the study area drops to 25 percent.

Of all Commercial uses within the study area, totaling approximately 1,781 lineal feet of frontage, the "Personal Service" component of Formula Retail (FR) uses comprise 8% of total study area commercial frontage. The proposed 20 feet of FR frontage by LaserAway represents less than 1% of total study area commercial frontage. Adding 20-feet of Formula Retail frontage to the existing approximate 950-feet of Formula Retail frontage increases the total percentage of Formula Retail use frontage by 1%.

Formula Retail personal service uses comprise approximately 143-lineal feet (8%) of total commercial frontage in the study area. The addition of 20-lineal feet of Formula Retail Personal Service Use, increasing the total to 163-lineal feet, increases the percentage to 9%.

BACKGROUND

LaserAway treatment spas principally provide laser energized skin treatments for hair, tattoo and blemish removal, along with other skin care treatments and services. A retail component includes sale of lotions, balms and other skin care products. A LaserAway spa typically has a small reception area, a retail component, and several (three to five) treatment rooms. The LaserAway spa is typically open from 9 AM to 8 PM, seven days a week. Treatment sessions generally last 30-minutes. Optimally approximately 250 to 300 clients visit LaserAway weekly, in addition to walk in retail patrons. It is anticipated that five full time and five part time employees will staff the facility.

The proposed LaserAway at 410 Castro Street will be the second spa in San Francisco and the seventh in the Bay Area. The one existing LaserAway in San Francisco is located at at 1878 Union Street. For more information see the following web link <https://www.laseraway.net/>.

Formula Retail Tally—Total Number of LaserAway Spas:

Location:	Existing as of 10/01/2015	Planned by 6/30/2016
San Francisco (SF)	1	2
Bay Area (including SF)	6	7
Nationally	24	25
World Wide	0	0

Survey Findings

The following Zoning Map (Figure 1) shows the configuration of the Castro Street NCD and the location of the proposed LaserAway retail store at the south-west corner of Castro and Market Streets. Appendix "A" attached, lists study area commercial establishments by Assessor's Block and Lot, and by address, including commercial frontage in feet, business name, type of commercial establishment and use, and whether or not the commercial use is "Formula Retail" or "Not Formula Retail."

A graphic representation of the distribution of commercial uses between "Formula Retail" and "Not Formula Retail" is depicted by a chart (Figure 2). This chart shows that of a total approximate commercial retail frontage of 1,781-linear feet within the study area, approximately 950-linear feet are "Formula Retail" (53%), and approximately 831-linear feet are "Not Formula Retail" or vacant (47%).

Of the total commercial frontage in the study area of 1,781-linear feet, commercial uses are distributed as follows: Retail-30%, Gas Stations - 26%, Financial Service-3%, Restaurant-19%, Personal Service-12%, Places of Entertainment 7% and Vacant 3%.

Of the total commercial frontage in the study area, Formula Retail uses that comprise approximately 950-linear feet of total commercial frontage, are distributed as follows: Retail-15%, Gas Stations - 26%, Financial Service-3%, Restaurant-1%, and Personal Service-8%.

Formula Retail personal service use comprise approximately 143-linear feet (8%) of total commercial frontage in the study area. The addition of 20-linear feet of Formula Retail Personal Service Use, increasing the total to 163-linear feet, increases the percentage to 9%.

Figure 1 **Zoning Map** – Castro Street NCD

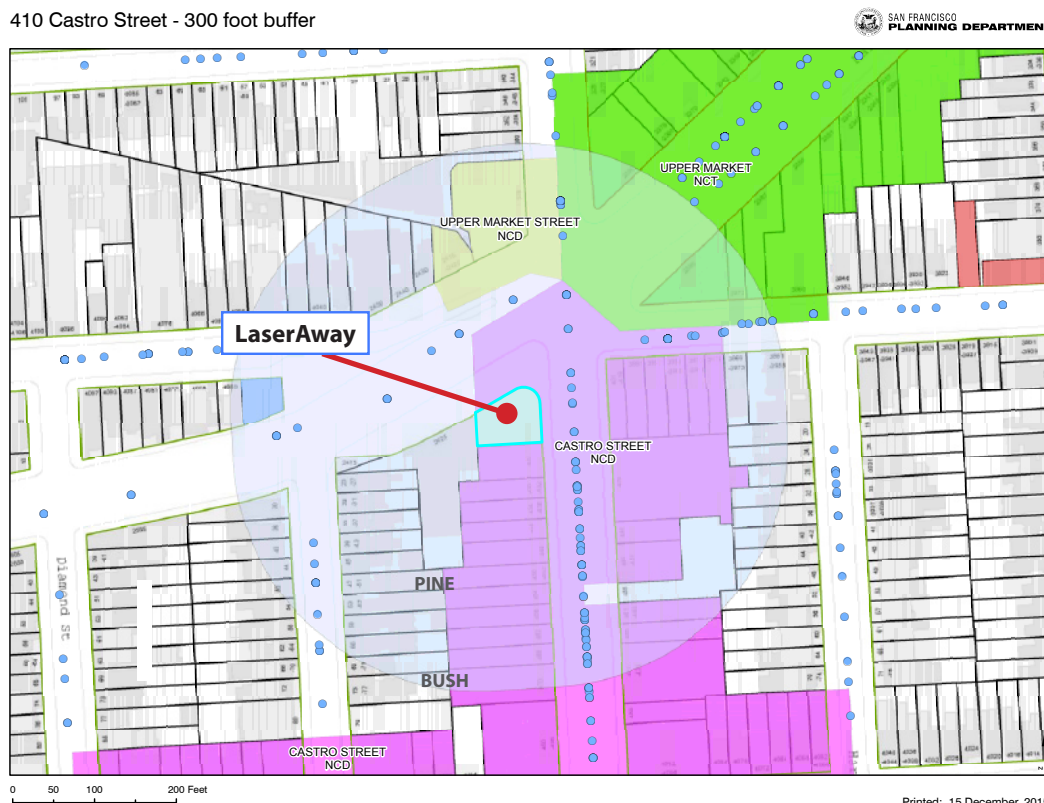
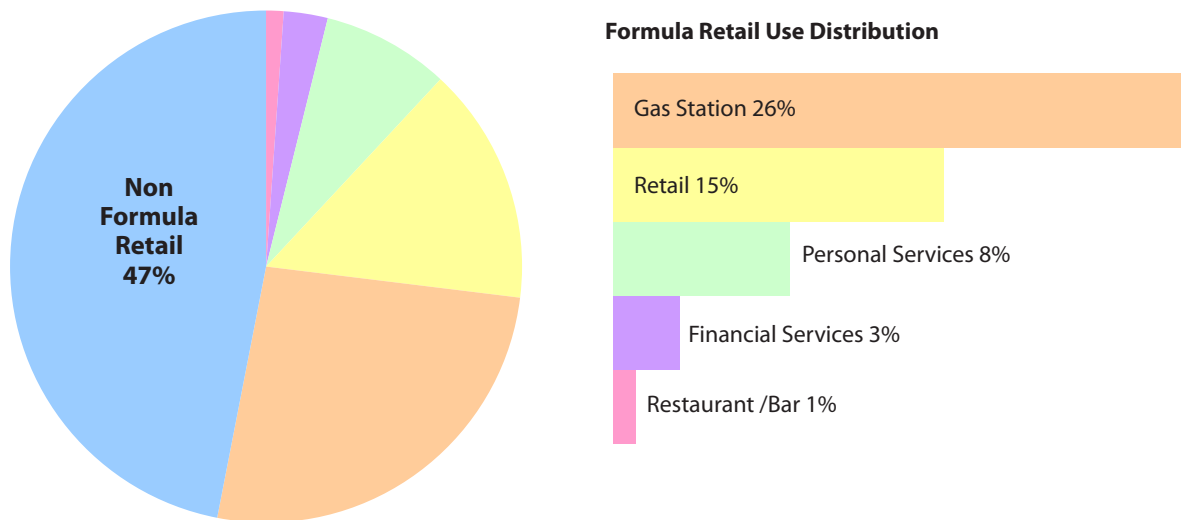


Figure 2 **Formula Retail Use Distribution by Use Category**

Methodology

The survey and analysis presented in this report follow the methodology in the SF Planning Department Guide to Formula Retail Projects—summarized:

- Calculation shall include all parcels wholly or partly located within the selected radius that are zoned commercial or contain commercial uses
- Concentration is based on the Upper Market NCD methodology, per Resolution No. 18843
- For each property provide the total linear frontage of the lot facing the public right-of-way divided by the number of storefronts. Linear frontage shall include corner parcels
- Storefronts at second or higher levels are not included. Split level floors, resulting in a basement and a raised first floor are included in calculations
- Formula retail storefronts and their respective linear frontage are separate from the non-formula retail storefronts and their respective linear frontage
- Final calculations are the percentages (%) of formula retail and non-formula retail frontages (half a percent is rounded up).

Data Sources

The following information and data sources were used:

- Castro Street NCD Zoning Map – San Francisco Planning Code
- Assessor’s Block Maps
- SF Planning Department Property Information System
- Google Street View
- Site visit and limited field survey – several visits during November and December, 2015

Appendix A Page 1

RETAIL USE CHARACTERISTICS AND RELATED DATA - 300-FOOT RADIUS FROM 410 CASTRO STREET

Source: Field Survey Conducted on November 19, 2015 and Google Streets Data

Assessor's Block/Lot	Address Number	Street Name	Business Name	Formula Retail		Commercial Frontage In Feet		PC Use Category	Specific Use Description	Corner Lot
				Y=YES	Y=NO	Vacant	Non-FR			
2623/06	376 Castro		Ramses RC Gas	Y				164	Gas Station	
2623/91	4005 17th St.		Liquor & Groceries	Y	55			55	Grocery Store	Y
2647 / 035	400 Castro		Soul Cycle	Y				120	Personal Service	Y
2647 / 035	410 Castro		Vacant			20		20		
2647 / 03	420 Castro		Marcello's Pizza		8			8	Limited Restaurant	
2647 / 03	422 Castro		Louie's Barber Shop		9			9	Personal Service	
2647 / 03	426 Castro		Rossi's Deli		8			8	Grocery Store	
2647 / 04	430 Castro		3 Residential Units						Residential	
2647 / 04	432 Castro		Knobs		9			9	Retail	
2647 / 04	434 Castro		The Cove Restaurant		9			9	Restaurant	
2647 / 04	436 Castro		4 Residential Units						Residential	
2647 / 05	438A Castro		Thiland Restaurant		5			5	Restaurant	
2647 / 05	440 Castro		440 Castro Bar		20			20	Bar	
2647 / 06	444 Castro		Citibank	Y			30	30	Financial Institution	
2647 / 07	450 Castro		Body		25			25	Retail	
2647 / 08	456 Castro		Q Bar		25			25	Bar	
2647 / 09	460 Castro		Osaka Sushi		25			25	Restaurant	
2647 / 10	464 Castro		Café Mystique		25			25	Restaurant	
2647 / 11	468 Castro		Vacant							
2647 / 12	470 Castro		SF Aids Foundation			25		25	Personal Service	
2647 / 12	474 Castro		Blush		33			33	Bar	
3563/11/23	2395 Market		Chevron Gas	Y			302	302	Gas Station	Y
3563/36	2365 Market		Subway Deli	Y			20	20	Fast Food	
3563/36	2367 Market		The Café		46			46	Bar - Place of Entertainment	
3562/15	2390 Market		Pottery Barn	Y			227	227	Retail	

Appendix A Page 2

Assessor's Block/Lot	Address Number	Street Name	Business Name	Formula Retail	Commercial Frontage In Feet			PC Use Category	Specific Use Description	Corner Lot
					Vacant	Non-FR	FR			
				Y=YES			Total			Y=YES
3582/ 71	401 Castro		Twin Peaks Bar		61		61	Bar	Bar	
3582/ 71	407 Castro		Hot Cookie		12		12	Fast Food	Baked Goods	Y
3582/ 71	409 Castro		Castro Smoke House		12		12	Smoke Shop	Tobacco Products	
3582/ 71	411 Castro		Residential				12	Residential	4 foot Entry Frontage	
3582/ 71	415 Castro		Vacant		12		12			
3582/ 71	417 Castro		Dapper Dog		12		12	Fast Food	Hot Dog Sales	
3582/ 71	421 Castro		Lisa Hair Design		12		12	Personal Service	Beautician	
3582/ 85	427 Castro		Castro Coffee Shop		15		15	Retail	Roasted Coffee Sales	
3582/ 85	429 Castro		Castro Theater		70		70	Place of Entertainment	Movie Theater	
3582/ 85	431 Castro		Castro Nail Salon		15		15	Personal Service	Nail Care	
3582/ 66	443 Castro		US Bank	Y		27	27	Financial Institution	Branch Bank	
3582/ 64	445 Castro		CVS Pharmacy	Y		16	16	Retail	Pharmacy	
3582/ 64	449 Castro		Sliders Diner		16		16	Limited Restaurant	Diner	
3582/ 64	451 Castro		Eureka Coffee & Ice Cream		16		16	Limited Restaurant	Coffee & Ice Cream Palor	
3582/ 87	Castro		City Parking Lot		25		25	Parking	Parking Lot	
3582/ 62	461 Castro		4 Residential Units					Residential	4 foot Entry Frontage	
3582/ 62	463 Castro		Outfit	Y		21	21	Retail	Mens Apparel	
3582/ 61	465 Castro		2 Residential Units					Residential	4 foot Entry Frontage	
3582/ 61	469 Castro		Slurp Noodle Bar		21		21	Limited Restaurant	Noodle Diner	
3582/ 103	471 Castro		Cliffs Variety Store		73		73	Retail	Variety Store	
3582/72	3991 17th St.		Orphan Andy's		20		20	Limited Restaurant	24 hour diner	
3582/72	3993 17th St.		Gotham Tattoo		5		5	Personal Service	Tattoo & Piercing	
3582/73	3989 17th St.		Wild Card		25		25	Retail	Stationary - Novelities	
3582/74	3985 17th St.		Hearth Diner		25		25	Limited Restaurant	Restaurant	
3582/75	3979 17th St.		Local Take		25		25	Retail	Gift Shop	
3582/76	3977 17th St.		Nice Cuts	Y		23	23	Personal Service	Barber Shop	
Sub-Total	Commercial Frontage in Feet				57	774	950	1781	Feet	
Sub-Total	Number of Commercial Establishments				3	33	10	46	Number	
					Vacant	Non-FR	FR	TOTAL		

Appendix B

Assessor's Block/Lot	Address Number	Street Name	Business Name	Formula Retail		Commercial Frontage In Feet			PC Use Category	Specific Use Description	Corner Lot Y=YES
				Y=YES		Vacant	Non-FR	FR			

SUMMARY ANALYSIS

Vacant	Non-FR	FR	TOTAL
--------	--------	----	-------

Existing Commercial Space Use Profile as of 11/20/2015

Summary Total Commercial Frontage By Front Foot (Frontage) 57 774 950 1781 Linear Feet
 Percent comparison for formula retail and non-formula retail 0.03 0.43 0.53 100 Percent

Existing Commercial Space Excluding Two Corner Gas Stations and Pottery Barn - Totalling 693 Linear Feet of Frontage (Note #1)

Summary Total Commercial Frontage By Front Foot (Frontage) 57 774 257 1088 Linear Feet
 Percent comparison for formula retail and non-formula retail 0.05 0.71 0.24 100 Percent

Summary Existing Total Number of Commercial Outlets 3 33 10 46 Number
 Percent comparison for formula retail and non-formula retail 0.07 0.72 0.22 100 Percent

Proposed Commercial Space Use Profile with the Addition of LaserAway at 410 Castro Street

Summary Total Commercial Frontage By Front Foot (Frontage) 37 774 970 1781 Feet
 Percent comparison for formula retail and non-formula retail 0.02 0.43 0.54 100 Percent

Proposed Commercial Space Excluding Two Corner Gas Stations and Pottery Barn - Totalling 693 Linear Feet of Frontage

Summary Total Commercial Frontage By Front Foot (Frontage) 37 774 277 1088 Linear Feet
 Percent comparison for formula retail and non-formula retail 0.03 0.71 0.25 100 Percent

Summary Total Number of Commercial Outlets 2 33 11 46 Number
 Percent comparison for formula retail and non-formula retail 0.04 0.72 0.24 100 Percent

Vacant	Non-FR	FR	TOTAL
--------	--------	----	-------

(Note #1) Dimensions of Significant Corner Lots

Corner Frontage Dimensions in Linear Feet			
2623/06	376 Castro	Ramses RC Gas	164
3563/11/23	2395 Market	Chevron Gas	302
3562/15	2390 Market	Pottery Barn	227
Total			693 Feet

Percent of total buffer area commercial linear feet 0.39 = 39%

Appendix C

Date: December 17, 2015
 Source: Field Survey 11/19/2015

Retail Distribution By Use and Lineal Feet - 410 Castro Street Comparison - All Commercial Establishments and Formula Retail

Commercial Use	ALL COMMERCIAL ESTABLISHMENTS			FORMULA RETAIL ESTABLISHMENTS				
	Number of Establish.	Percent of Total	Lineal Feet	Percent of Total	Number of Establish.	Percent of Total	Lineal Feet	Percent of Total
Retail	13	0.28	536	0.30	3	0.30	264	0.15
Gas Stations	2	0.04	466	0.26	2	0.20	466	0.26
Financial Services	2	0.04	57	0.03	2	0.20	57	0.03
Restaurant / Bar	17	0.37	332	0.19	1	0.10	20	0.01
Personal Service	7	0.15	217	0.12	2	0.20	143	0.08
Place of Entertainment	2	0.04	116	0.07	0	0.00	0	0.00
Vacant	3	0.07	57	0.03	0	0.00	0	0.00
Total	46	1.00	1781	1.00	10	1.00	950	0.53

FORMULA RETAIL LAND USE ANALYSIS FOR THE ENTIRE CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT—PC SECTION 715

January 14, 2016

Background information in support of a Conditional Use Application for “LASERAWAY” a Personal Service – Skin Care Provider and Skin Care Product Retailer at 410 Castro Street, a 1,302 gross square foot space with 20-foot street frontage.

This report covers the ENTIRE Castro Street Neighborhood Commercial District (Castro NCD). Note: this report supplements a “300-foot radius immediate vicinity characterization report” submitted on December 17, 2015.

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Appendix “B” Summary Analysis comparing “Existing Condition” and “Proposed Condition” with respect to adding a new formula retail use to the entire Castro Street NCD	10

EXECUTIVE SUMMARY

LaserAway, a formula retail / personal service use, would like to locate at 410 Castro Street. This currently vacant 1,302 square foot retail space is in the historic Bank of Italy / Bank of America building at the corner of Market and Castro Streets. The prior occupant of this space, from 2003 through 2013, was US Sprint, also a formula retail use.

This report and accompanying survey data strives to characterize the relationship between Formula Retail (FR) and Not Formula Retail (NFR) uses within the entire Castro Street Neighborhood Commercial District (NCD).

Based on survey data and analysis, indicates that all types of Formula Retail Uses within the entire Castro Street NCD comprise 28 percent of total commercial frontage. However, when the frontage of five large corner formula retail uses (Wallgreens, Molly Stone, B of A, 7/11, and Soulcycle) (totaling 747 lineal frontage feet) are excluded, the frontage component of Formula Retail use within the Castro Street NCD drops to 12 percent.

Of all Commercial uses within the Castro Street NCD, totaling approximately 4,874 lineal feet of frontage, the "Personal Service" component of Formula Retail (FR) uses comprise 3% of total Castro Street NCD commercial frontage. The proposed 20 feet of FR frontage by LaserAway represents 0.4% of total study area commercial frontage. Adding 20-feet of Formula Retail frontage to the existing approximate 1,334-feet of Formula Retail frontage increases the total percentage of Formula Retail use frontage by 1% - from 27% to 28%.

Formula Retail personal service uses comprise approximately 149-lineal feet (3%) of total commercial frontage in the Castro Street NCD. The addition of 20-lineal feet of Formula Retail Personal Service Use, increasing the total to 169-lineal feet, increases the percentage to 3.5%.

BACKGROUND

LaserAway treatment spas principally provide laser energized skin treatments for hair, tattoo and blemish removal, along with other skin care treatments and services. A retail component includes sale of lotions, balms and other skin care products. A LaserAway spa typically has a small reception area, a retail component, and several (three to five) treatment rooms. The LaserAway spa is typically open from 9 AM to 8 PM, seven days a week. Treatment sessions generally last 30-minutes. Optimally approximately 250 to 300 clients visit LaserAway weekly, in addition to walk in retail patrons. It is anticipated that five full time and five part time employees will staff the facility.

The proposed LaserAway at 410 Castro Street will be the second spa in San Francisco and the seventh in the Bay Area. The one existing LaserAway in San Francisco is located at 1878 Union Street. For more information see the following web link <https://www.laseraway.net/>.

Formula Retail Tally—Total Number of LaserAway Spas:

Location:	Existing as of 10/01/2015	Planned by 6/30/2016
San Francisco (SF)	1	2
Bay Area (including SF)	6	7
Nationally	24	25
World Wide	0	0

Survey Findings

The following Zoning Map (Figure 1) shows the configuration of the Castro Street NCD and the location of the proposed LaserAway retail store at the south-west corner of Castro and Market Streets. Appendix "A" attached, lists Castro Street NCD commercial establishments by Assessor's Block and Lot, and by address, including commercial frontage in feet, business name, type of commercial establishment and use, and whether or not the commercial use is "Formula Retail" or "Not Formula Retail." Vacant commercial spaces are also identified.

A graphic representation of the distribution of commercial uses between "Formula Retail" and "Not Formula Retail" is depicted by a chart (Figure 2). This chart shows that of a total approximate commercial retail frontage of 4,874-linear feet within the Castro Street NCD, approximately 1,334-linear feet are "Formula Retail" (28%), and approximately 3,540-linear feet are "Not Formula Retail" or vacant (72%).

Of the total commercial frontage in the Castro Street NCD of 4,874-linear feet, commercial uses are distributed as follows: Daily Needs - 36%, (of which 8% are Personal Services), Bars & Restaurants - 28%, Financial Service-7%, Other Retail -24%, and Vacant 5%.

Of the total commercial frontage in the Castro Street NCD, Formula Retail uses that comprise approximately 1,334-linear feet of total commercial frontage, are distributed as follows: Grocery 6%, Financial Service-5%, Pharmacies 5%, Restaurants & Fast Food - 4%, Personal Service-3%, Other Retail 3%, and Apparel Sales 2%.

Formula Retail personal service use comprise approximately 149-linear feet (3%) of total commercial frontage in the Castro Street NCD. The addition of 20-linear feet of Formula Retail Personal Service Use, increasing the total to 169-linear feet, increases the percentage to 3.5%.

Figure 1
Zoning Map
 Castro Street NCD

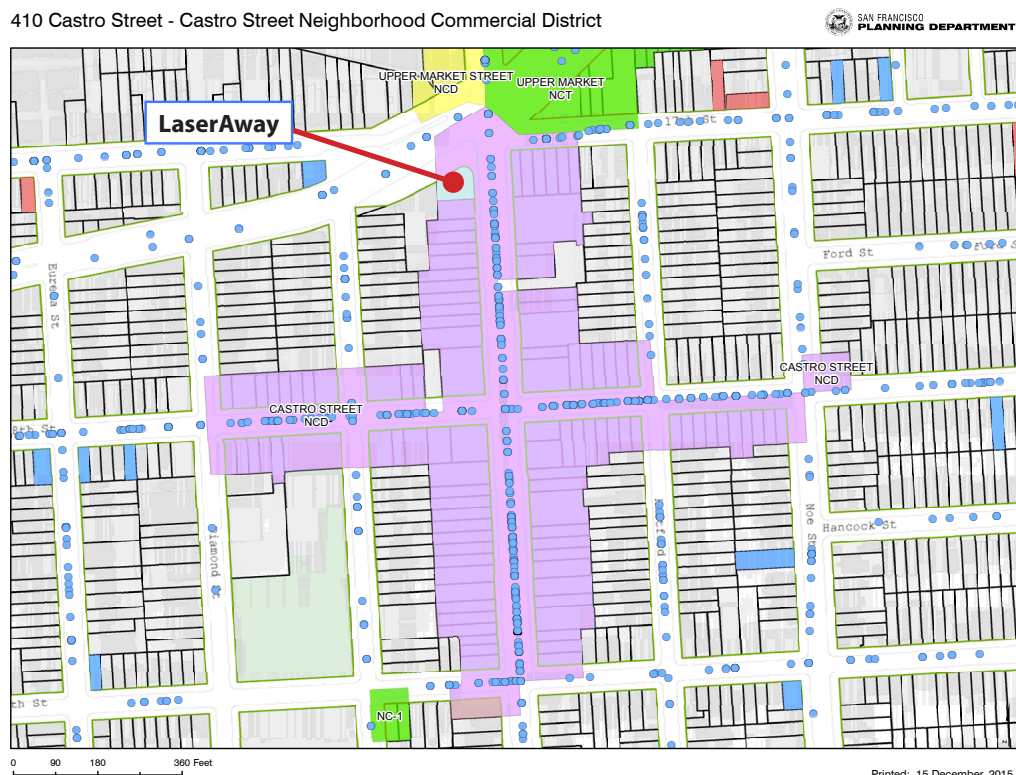
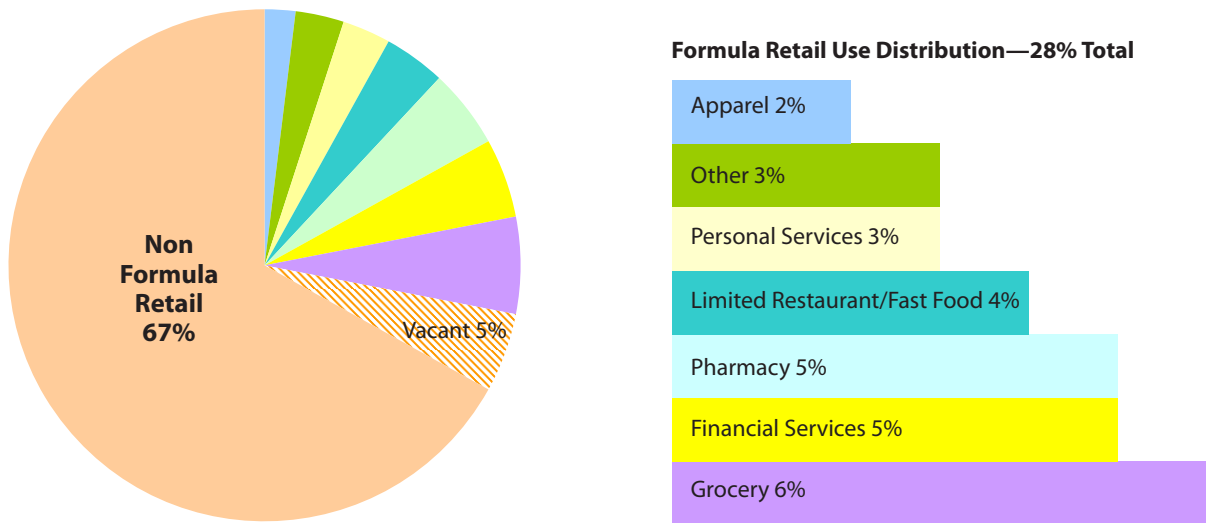


Figure 2

Formula Retail Use Distribution by Use Category—For Entire Castro NCD—By Lineal Foot



Methodology

The survey and analysis presented in this report follow the methodology in the SF Planning Department Guide to Formula Retail Projects—summarized:

- a. Calculation shall include all parcels wholly or partly located within the selected radius that are zoned commercial or contain commercial uses
- b. Concentration is based on the Upper Market NCD methodology, per Resolution No. 18843
- c. For each property provide the total linear frontage of the lot facing the public right-of-way divided by the number of storefronts. Linear frontage shall include corner parcels
- d. Storefronts at second or higher levels are not included. Split level floors, resulting in a basement and a raised first floor are included in calculations
- e. Formula retail storefronts and their respective linear frontage are separate from the non-formula retail storefronts and their respective linear frontage
- f. Final calculations are the percentages (%) of formula retail and non-formula retail frontages (half a percent is rounded up).

Data Sources

The following information and data sources were used:

- a. Castro Street NCD Zoning Map – San Francisco Planning Code
- b. Assessor’s Block Maps
- c. SF Planning Department Property Information System
- d. SF Planning Department Listing of Businesses, Maps and Street Frontage Data
- e. Google Street View
- f. Site visits and field survey—several visits during November and December, 2015 and January 2016

Appendix A Page 1

RETAIL USE CHARACTERISTICS AND RELATED DATA FOR THE CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
 Source: Field Survey Conducted on November 19, 2015 and January 7, 2016
 © Lucian Blazej 1-08-2016

Assessor's Block/Lot	Address Number	Street Name	Street Type	Lot Width	Business Name	Formu Retail 1=YES	Commercial Frontage in Feet	FR	Not FR	Total	PC Use Category Article 7	Specific Use Description	Corner Lot #=YES	Pers Service	Daily Needs
2647035	400	CASTRO	MARKET	70	Soul Cycle	1	126			126	126 Personal Service 79.116	Exercise Facility	70	126	126
2647035	410	CASTRO	CASTRO	76	Vacant		20			20	20 Proposed Project	Skin Care Spa			
2647002 B	420	CASTRO	CASTRO	42	Marcello's Pizza		14			14	14 Take-Out Food 790.122	Pizza Parlor			14
2647002 B	422	CASTRO	CASTRO		Louie's Barber Shop		14			14	14 Personal Service 79.116	Men's Barber Shop			14
2647002 B	426	CASTRO	CASTRO		Rossi's Deli		14			14	14 Other Retail 790.102	Grocery Store - Deli			14
2647003	430	CASTRO	CASTRO	25	3 Residential Units		25			25	Residential				
2647003	432	CASTRO	CASTRO		Knobs		25			25	25 Other Retail 790.102	Men's Apparel			
2647004	434	CASTRO	CASTRO	25	The Cove Restaurant		25			25	25 Restaurant 790.91	Restaurant			
2647004	436	CASTRO	CASTRO		Residential						Residential				
2647005	438	CASTRO	CASTRO	25	Thiland Restaurant		5			5	5 Restaurant 790.91	Thi Restaurant			
2647005	440	CASTRO	CASTRO		440 Castro Bar		20			20	20 Bar 790.22	Bar			
2647006	444	CASTRO	CASTRO	30	Citibank	1	30			30	30 Financial Institution	Branch Bank			
2647007	450	CASTRO	CASTRO	25	Body		25			25	25 Other Retail 790.102	Men's Apparel			
2647008	454	CASTRO	CASTRO	25	Q Bar		25			25	25 Entertainment Other 790.3	Bar & Dancing			
2647009	458	CASTRO	CASTRO	24	Osaka Sushi		25			25	25 Restaurant 790.91	Japanese Restaurant			
2647010	462	CASTRO	CASTRO	25	Café Mystique		25			25	25 Restaurant 790.91	Restaurant & Wine Bar			
2647011	466	CASTRO	CASTRO		Vacant		25			25					
2647012	470	CASTRO	CASTRO	45	SF Aids Foundation		33			33	33 Institution Large 790.50	Community Service			
2647012	474	CASTRO	CASTRO		Blush		12			12	12 Bar 790.22	Wine Bar			
2647033	480	CASTRO	18TH ST	91	Wallgreens	1	195			195	195 Other Retail 790.102	Pharmacy	91		195
2647033	480	CASTRO	CASTRO	104											
2647014	4122	18TH	18TH ST	25	Vacant		25			25					
2647015	4126	18TH	18TH ST	25	Specs - Eye Glass Sales		25			25	25 Other Retail 790.102	Eye Glass Sales			
2647016	4144	18TH	18TH ST	74	Toad Hall Bar		35			35	35 Entertainment Other 790.3	Bar & Dancing			
2647016	4144	18TH	18TH ST		Vacant (Pop Up)		14			14					
2647016	4150	18TH	COLLING	75	Zapata Mexican Restaurant		100			100	100 Restaurant 790.91	Mexican Restaurant	75		
2648016	4214	18TH	18TH ST	25	Residential Units						Residential				
2648017	4220	18TH	18TH ST	25	Eureka Barber Shop		25			25	25 Personal Service 79.116	Barber Shop		25	25
2648018	4226	18TH	18TH ST	25	Residential Units						Residential				
2648019	4230	18TH	18TH ST	25	Vacant - Bar Vero		25			25					
2648020	4238	18TH	18TH ST	25	Edel Custom Taylor		25			25	25 Trade Shop 790.124	Taylor Shop			25
2648022 A	4254	18TH	18TH ST	25	Hansen's Laundry		100			100	100 Trade Shop 790.124	Laundry			25
2648022 A	4254	18TH	DIAMONI	75									75		
2648043	4248	18TH	18TH ST	50	Firewood Café		50			50	50 Restaurant 790.91	Café - Food Service			
2648052	4200	18TH	COLLING	75	MAK Medical Building		100			100	100 Medical Service 790.114	Medical Service	75		
2648052	4200	18TH	18TH ST	50	Deki Jewels		25			25	25 Other Retail 790.102	Handcraft & Jewelry			
2694001	4201	18TH	18TH ST	126	Mollie Stone	1	201			201	201 Other Retail 790.102	Grocery Store			201
2694001	4201	18TH	COLLING	75									75		

Appendix A Page 2

Assessor's Block/Lot	Address Number		Street Name	Street Type	Lot Width	Business Name	Formu Commercial Frontage In Feet			PC Use Category Article 7	Specific Use Description	Corner Lot #=>YES	Daily Needs Service
	From	To					Retail 1=	Vacant	NotFR				
2694035	4253	4257	18TH	DIAMONI	75	Residential Units				Residential		75	
2694035	4253	4257	18TH	18TH ST	25					13 Other Retail 790.102			12
2694036	4249	4249	18TH	18TH ST	25	5 Star Truffles - Candies		13		12 Personal Service 79.116			12
2694036	4249	4249	18TH	18TH ST	25	Q Cuts Barber		12		25 Restaurant 790.91			25
2694037	4241	4241	18TH	18TH ST	25	Takara Sushi		25		25 Personal Service 79.116			25
2694038	4231	4233	18TH	18TH ST	25	Junglered Hair Dresser		25		25 Other Retail 790.102			25
2694039	4227	4227	18TH	18TH ST	25	Spark Arts Gallery		25					
2695001	4109	4109	18TH	CASTRO	77	Harvey's Bar & Restaurant		107		107 Entertainment Other 790.36			
2695001	4109	4109	18TH	18TH ST	78	Not Just Flowers		13		13 Other Retail 790.102			78
2695001	504	504	CASTRO	CASTRO ST		Puff and Stuff	1	12		12 Adult 790.36			
2695001	506	506	CASTRO	CASTRO ST		Arti's Coffee		12		12 Take-Out Food 790.122			
2695001	508	508	CASTRO	CASTRO ST		OZ Pizza		12		12 Take-Out Food 790.122			
2695002	514	514	CASTRO	CASTRO	50	Rock Hard		17		17 Adult 790.36			
2695002	518	514	CASTRO	CASTRO ST		Castro AHF Gallery		17		17 Other Retail 790.102			
2695003	520	514	CASTRO	CASTRO ST		Phantom		16		16 Adult 790.36			
2695003	524	524	CASTRO	CASTRO	24	Wasabi Bistro		24		24 Restaurant 790.91			
2695004	530	530	CASTRO	CASTRO	24	Doima Gifts Himalayan		25		25 Other Retail 790.102			
2695005	534	534	CASTRO	CASTRO	25	536 Dog Wash		25		25 Other Retail 790.102			25
2695006	538	538	CASTRO	CASTRO	25	DoGo Love Furnishings		25		25 Other Retail 790.102			25
2695007	544	546	CASTRO	CASTRO	25	Vacant		25					
2695008	548	548	CASTRO	CASTRO	24	Whatever - Novelties		24		24 Adult 790.36			
2695009	556	556	CASTRO	CASTRO	25	State Farm Insurance	1	25		25 Business Service 790.108			
2695010	558	564	CASTRO	CASTRO	37	Fable Mediterranean Res		18		18 Restaurant 790.91			
2695010	564	564	CASTRO	CASTRO ST		Castro Tarts - Bakery		17		17 Limited Restaurant			17
2695011	566	566	CASTRO	CASTRO	37	Hortica Nursery		18		18 Other Retail 790.102			
2695011	570	566	CASTRO	CASTRO ST		Brand X Antiques		17		17 Other Retail 790.102			
2695012	572	572	CASTRO	CASTRO	25	Swirl		25		25 Bar 790.22			
2695013 A	584	584	CASTRO	CASTRO	25	PO Plus		25		25 Business Service 790.108			
2695013	582	582	CASTRO	CASTRO	24	Engel & Walkers RE	1	25		25 Business Service 790.108			
2695014	586	586	CASTRO	CASTRO	22	Eyes Gotcha		23		23 Other Retail 790.102			
2695015	588	588	CASTRO	CASTRO	22	Residential Units		23					
2695016	4102	590	19TH ST	19TH ST	83	Daddy's Barber Shop		23		23 Personal Service 79.116		83	23
2695016	590	590	CASTRO	CASTRO	29	Buffolo Whole Foods		89		89 Other Retail 790.102			89
2695035	4133	4133	18TH	18TH ST	25	Thai Chef Restaurant		25		25 Restaurant 790.91			
2695036	4125	4125	18TH	18TH ST	50	GLBT History Museum		25		25 Institution Large 790.50			
2695036	4125	4125	18TH	18TH ST		Walligrens Pharmacy	1	25		25 Other Retail 790.102			25
2695041	4141	4141	18TH	COLLING	77	The Edge - Tavern		102		102 Bar 790.22			77
2695041	4141	4141	18TH	18TH ST	48	Does Your Mother Know		23		23 Adult 790.36			
2695042	4117	4117	18TH	18TH ST	50	SF Badlands		50		50 Entertainment Other 790.36			
2696001	4107	4105	19TH	19TH ST	106	Castro Village Cleaners		21		21 Trade Shop 790.124			21
2696001	4115	4105	19TH	19TH ST		Evolve Travel		21		21 Business Service 790.108			

Appendix A Page 3

Assessor's Block/Lot	Address Number		Street Name	Street Type	Street	Lot Width	Business Name	Formu Commercial Frontage In Feet			PC Use Category Article 7	Specific Use Description	Corner Lot #=>YES	Daily Needs	
	From	To						Retail	Vacant	NotFR				FR	Total
2696001	4117	4105	19TH	ST	19TH ST		Spikes Coffee & Tea	21			21	Limited Restaurant			21
2696001	4121	4105	19TH	ST	19TH ST		Castro Village Wine	21			21	Bar 790.22			63
2696001	600		CASTRO	19TH ST	19TH ST	41	ZGO Fragrance	63			63	Other Retail 790.102			63
3581029 A	3990	3990	18TH	ST	18TH ST	60	Last Call Cocktails	25			25	Bar 790.22			85
3581029 A	3990	3990	18TH	NOEST	NOEST	50	7-11 Mini Mart	1			85	Other Retail 790.102		50	85
3582051	4052	4054	18TH	ST	18TH ST	25	Emergence Healing Arts	125			125	Medical Service 790.114			
3582051			18TH	HARTFOF	HARTFOF	100									
3582052	4058	4058	18TH	ST	18TH ST	25	Beso Restaurant	25			25	Restaurant 790.91			
3582053	4068	4064	18TH	ST	18TH ST	25	Lark Bristo & Wine Bar	25			25	Restaurant 790.91			
3582054	4072	4072	18TH	ST	18TH ST	25	Vacant	25			25				
3582055	4078	4078	18TH	ST	18TH ST	25	Reveille Coffee Bar	25			25	Limited Restaurant			25
3582056	4086	4084	18TH	ST	18TH ST	25	MIX Neighborhood Bar	25			25	Bar 790.22			
3582057	493	499	CASTRO	ST	CASTRO ST		Posh Bagel	1			15	Limited Restaurant			15
3582057	495	499	CASTRO	ST	CASTRO ST	100	La Tortilla	1			18	Limited Restaurant			18
3582057	499	499	18TH	CASTRO ST	CASTRO ST	73	Gyro Xpress	1			90	Limited Restaurant		100	90
3582057	4094	4094	18TH	ST	18TH ST		Starbucks	1			25	Limited Restaurant			25
3582057	4092	4092	18TH	ST	18TH ST		Easy Breezy Ice Cream	1			25	Take-Out Food 790.122			
3582058	487	489	CASTRO	ST	CASTRO ST	24	Citizens	1			25	Other Retail 790.102			25
3582061	465	465	CASTRO	ST	CASTRO ST	25	Slurp Noodle Bar				25	Limited Restaurant			
3582062	463	463	CASTRO	ST	CASTRO ST	25	Outfit	1			25	Other Retail 790.102			
3582066	441	441	CASTRO	ST	CASTRO ST	27	US Bank	1			27	Financial Institution			
3582071	401	419	CASTRO	17TH ST	17TH ST	22	Twin Peaks Bar				58	Bar 790.22		22	
3582071	407	419	CASTRO	ST	CASTRO ST	99	Hot Cookie	12			12	Take-Out Food 790.122			
3582071	409		CASTRO	ST	CASTRO ST		Castro Smoke House				12	Other Retail 790.102			
3582071	415		CASTRO	ST	CASTRO ST		Vacant								
3582071	417		CASTRO	ST	CASTRO ST		Dapper Dog				12	Take-Out Food 790.122			
3582071	421		CASTRO	ST	CASTRO ST		Lisa Hair Design				12	Personal Service 79.116			12
3582072	3991	3991	17TH	ST	17TH ST	25	Orphan Andy's	20			20	Limited Restaurant			20
3582072	3993	3993	17TH	ST	17TH ST		Gotham Tattoo	5			5	Personal Service 79.116			5
3582073	3989	3987	17TH	ST	17TH ST	25	Wild Card	25			25	Other Retail 790.102			25
3582074	3985	3985	17TH	ST	17TH ST	25	Hearth Diner	25			25	Limited Restaurant			25
3582075	3979	3981	17TH	ST	17TH ST	25	Local Take	25			25	Other Retail 790.102			
3582076	3977	3975	17TH	ST	17TH ST	23	Nice Cuts	23			23	Personal Service 79.116			23
3582085	427	429	CASTRO	ST	CASTRO ST	100	Castro Coffee Shop	1			15	Personal Service 79.116			
3582085	429		CASTRO	ST	CASTRO ST		Castro Theater				70	Place of Entertainment			
3582085	431		CASTRO	ST	CASTRO ST		Castro Nail Salon				15	Personal Service 79.116			15
3582103	471	483	CASTRO	ST	CASTRO ST	73	Cliffs Variety Store	73			73	Other Retail 790.102			73
3582104	445	445	CASTRO	ST	CASTRO ST	48	CVS Pharmacy	1			20	Other Retail 790.102			20
3582105	449	449	CASTRO	ST	CASTRO ST		Sliders Diner				14	Limited Restaurant			14
3582106	451	451	CASTRO	ST	CASTRO ST		Eureka Coffee & Ice Cream				14	Take-Out Food 790.122			
3583001	4001	4001	18TH	NOEST	NOEST	75	Kasa Indian Diner	100			100	Restaurant 790.91		75	

Appendix B

SUMMARY ANALYSIS

Existing Commercial Space Use Profile as of 01/07/2016

	Vacant	Not FR	FR	Total
Summary Total Commercial Frontage By Front Foot (Frontage)	232	3308	1334	4874 Linear Feet
Percent comparison for formula retail and non-formula retail	0.05	0.68	0.27	1.00 Percent
Summary Total Number of Commercial Outlets	10	103	25	138 Number
Percent comparison for formula retail and non-formula retail	0.07	0.75	0.18	1.00 Percent

Proposed Commercial Space Use Profile with the Addition of LaserAway at 410 Castro Street

Summary Total Commercial Frontage By Front Foot (Frontage)	212	3308	1354	4874 Linear Feet
Percent comparison for formula retail and non-formula retail	0.04	0.68	0.28	1.00 Percent
Summary Total Number of Commercial Outlets	9	103	26	138 Number
Percent comparison for formula retail and non-formula retail	0.07	0.75	0.19	1.00 Percent

Vacant Not FR FR Total

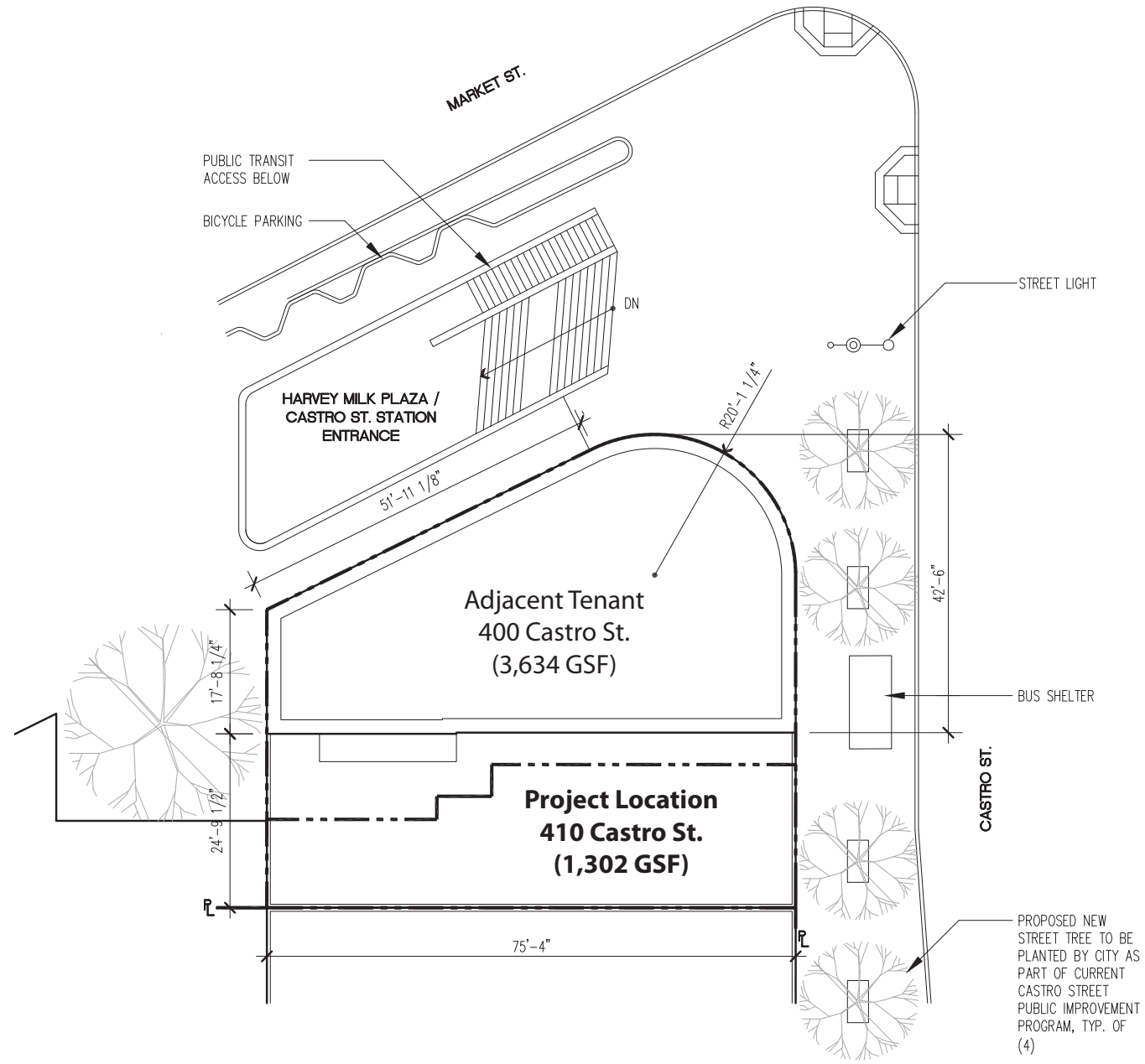
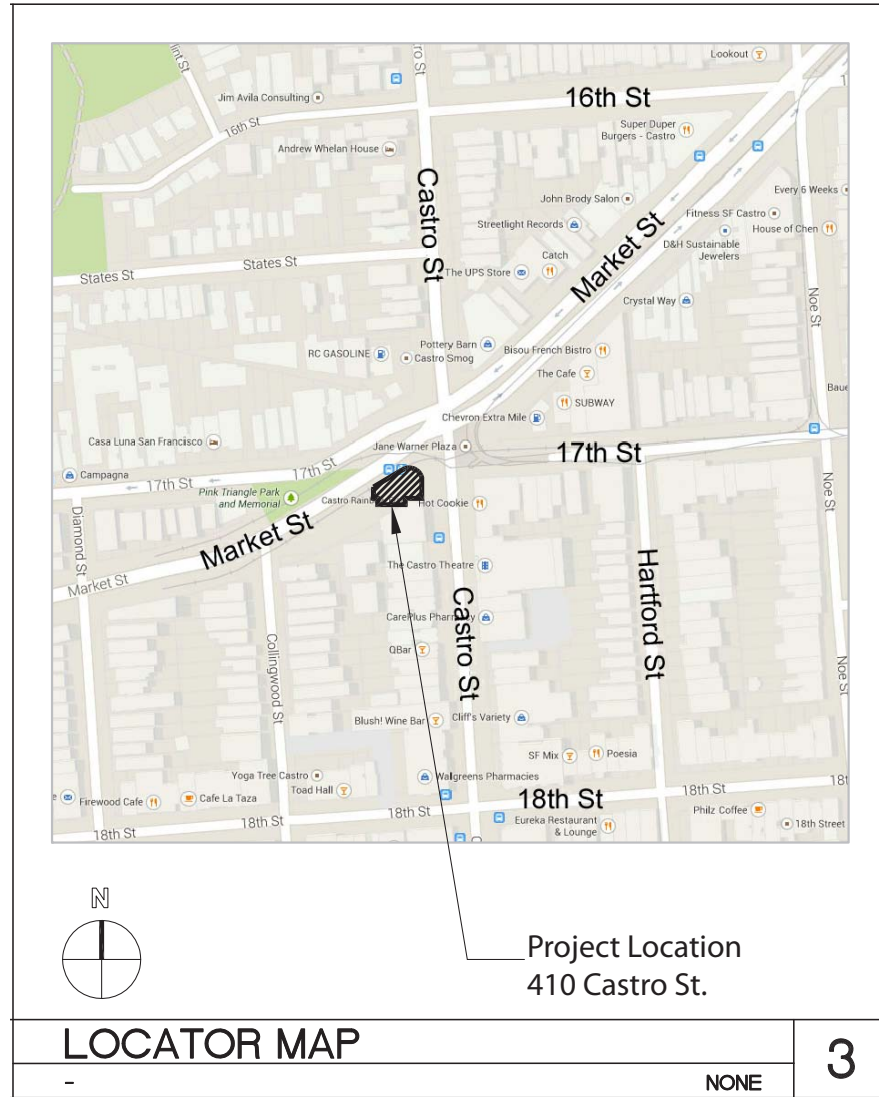
Proposed Commercial Space Use Excluding FIVE Major Corner Located Formula Retail Uses Totalling

Summary Total Commercial Frontage By Front Foot (Frontage)	212	3308	607	4127 Linear Feet
Percent comparison for formula retail and non-formula retail	0.05	0.80	0.15	1.00 Percent
Summary Total Number of Commercial Outlets	9	103	21	133 Number
Percent comparison for formula retail and non-formula retail	0.07	0.77	0.16	1.00 Percent

Vacant Not FR FR Total

Note #1 - Retail Frontage of Significant Corner Lots Occupied by Formula Retail Stores in the Castro NCD

	Corner frontage in Lineal Feet
2647033	480
2694001	4201
3583072	501
2647035	400
3581029 A	3990
These five uses represent	55 percent of all formula retail frontage
These five uses represent	15 percent of all Castro NCD retail frontage
	195
	201
	140
	126
	85
Total	747



NOTE: THERE ARE NO EXISTING TREES ON SITE OR ALONG ADJACENT SIDEWALK AREAS

PROJECT ADDRESS

410 CASTRO STREET
SAN FRANCISCO, CA 94114

ZONING

ASSESSOR PARCEL: 2647-035
 ZONING DISTRICT: NCD
 "CASTRO NEIGHBORHOOD COMMERCIAL"
 SPECIAL SIGN DISTRICT: UPPER MARKET
 FLOOR AREA RATIO: 3:1 MAX. ALLOWABLE
 PARCEL AREA: 4,148 SQ. FT. (NO CHANGE)

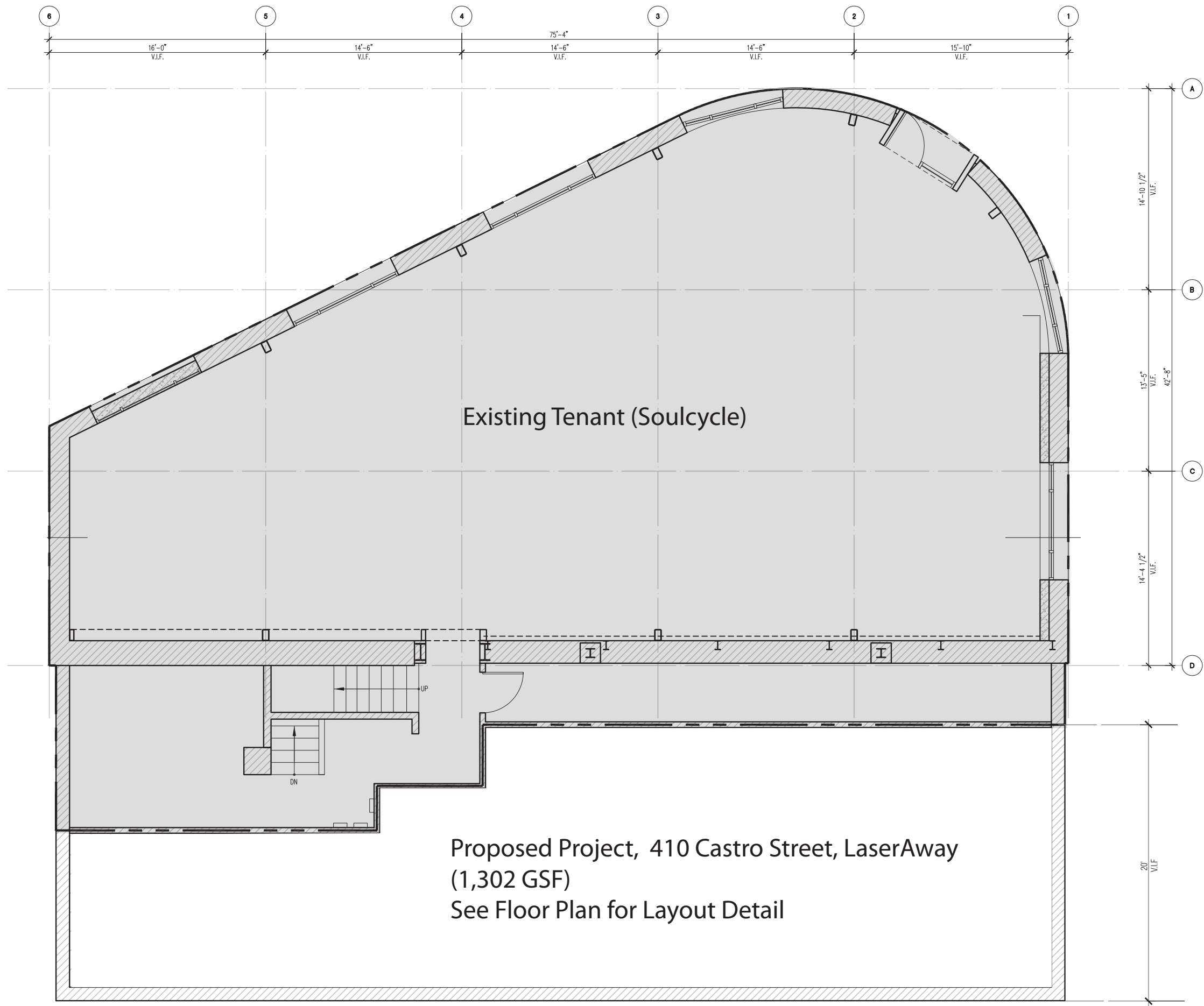
HISTORICAL EVALUATION

BUILDING NAME: BANK OF ITALY BRANCH BUILDING
 YEAR BUILT: 1922
 STYLE: BEAUX-ARTS
 PLANNING HISTORICAL RESOURCE STATUS: 'A' HISTORICAL RESOURCE PRESENT
 NR SURVEY STATUS '3S', APPEARS TO BE ELIGIBLE

BUILDING INFO

BUILDING LEVELS: 1 STORY + MEZZANINE
 [BASEMENT IS NON-OCCUPIABLE SPACE FOR STORAGE AND SERVICES NECESSARY TO THE OPERATION OF THE BUILDING ITSELF AND IS EXCLUDED FROM GROSS SQUARE FOOTAGE PER SFPC SEC. 102.9.1]
 ADJ. TENANT SPACE GROUND FLOOR
 GROSS FLOOR AREA (TENANT SPACE):
 GROUND FLOOR 3,042 SQ. FT.
 MEZZANINE 592 SQ. FT.
 TOTAL OCCUPIABLE FLOOR AREA: 3,634 SQ. FT. **ADJACENT TENANT**
 TENANT FLOOR AREA: 1,302 SQ. FT. **PROPOSED PROJECT**
 TOTAL GROSS BUILDING AREA: 4,936 SQ. FT. (1,302 + 3,634)

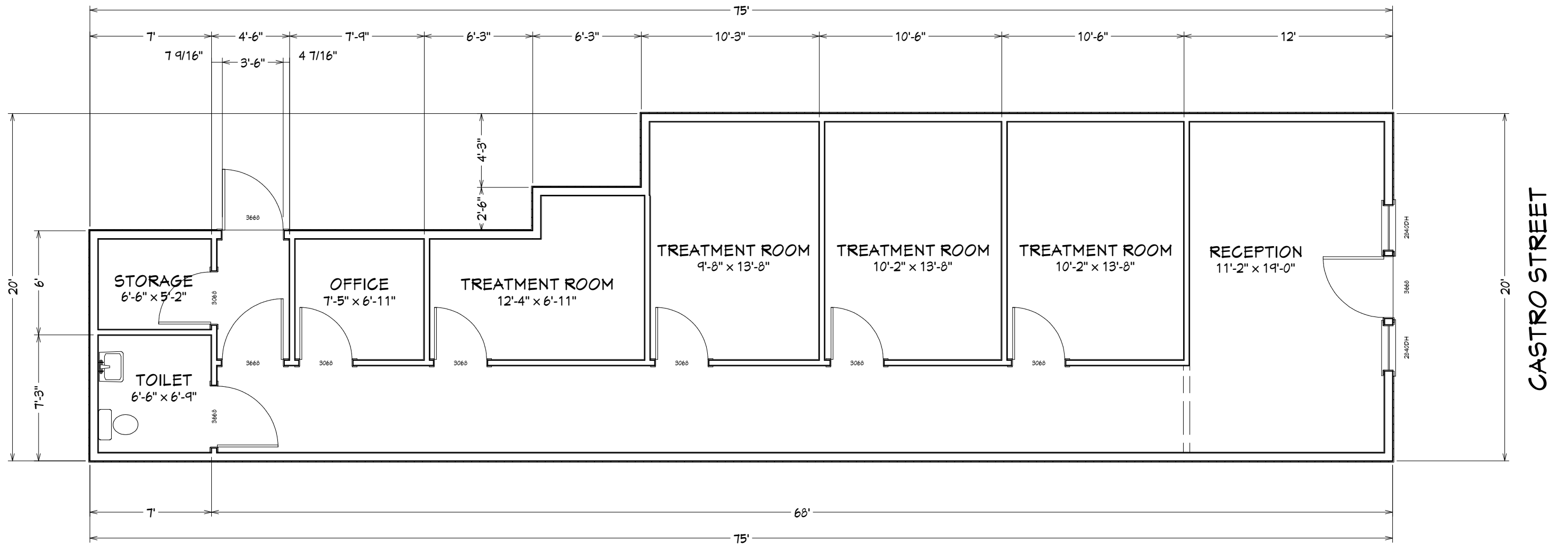




LaserAway

410 Castro Street, San Francisco, CA
10-01-15

Existing and Proposed Floor Plan

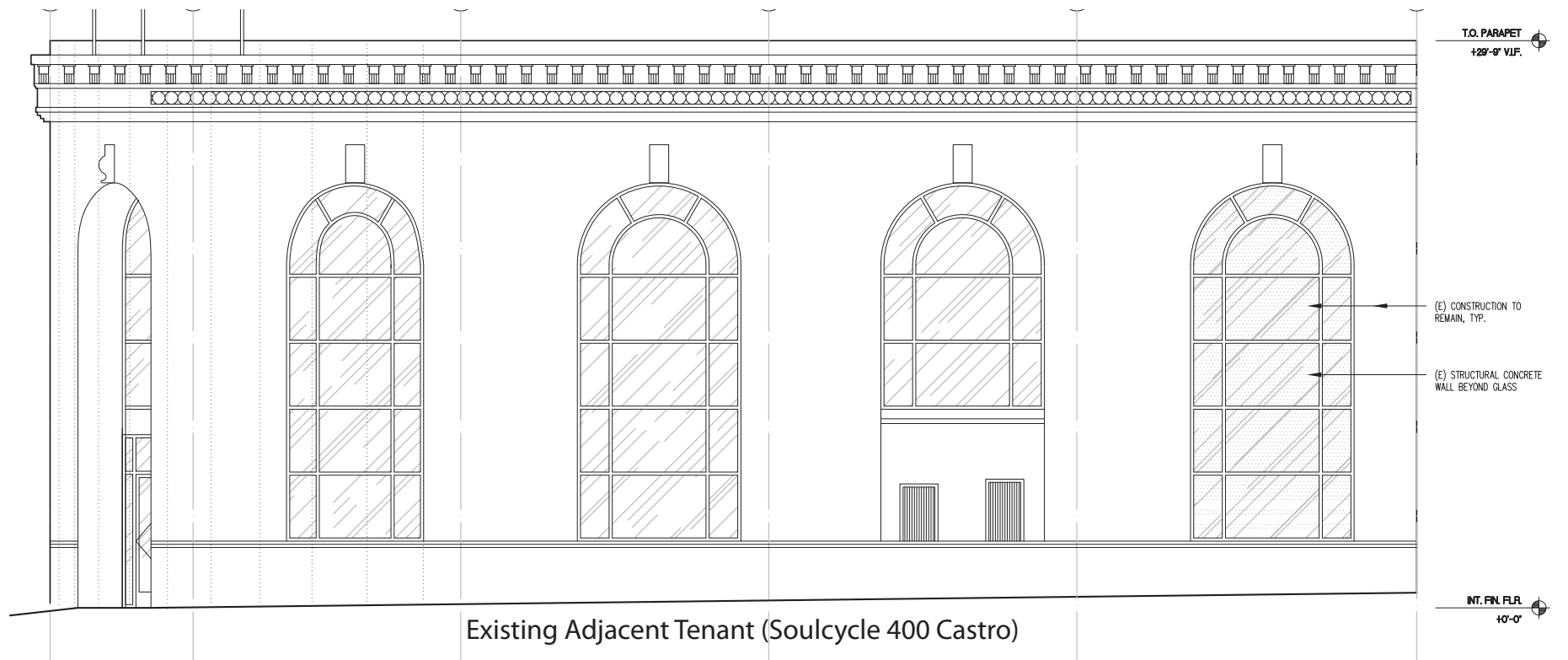


GROSS SQUARE FOOTAGE AREA
1301 sq ft

FLOOR PLAN - LASER AWAY -
410 CASTRO STREET, SAN FRANCISCO, CA
10/01/2015

LaserAway

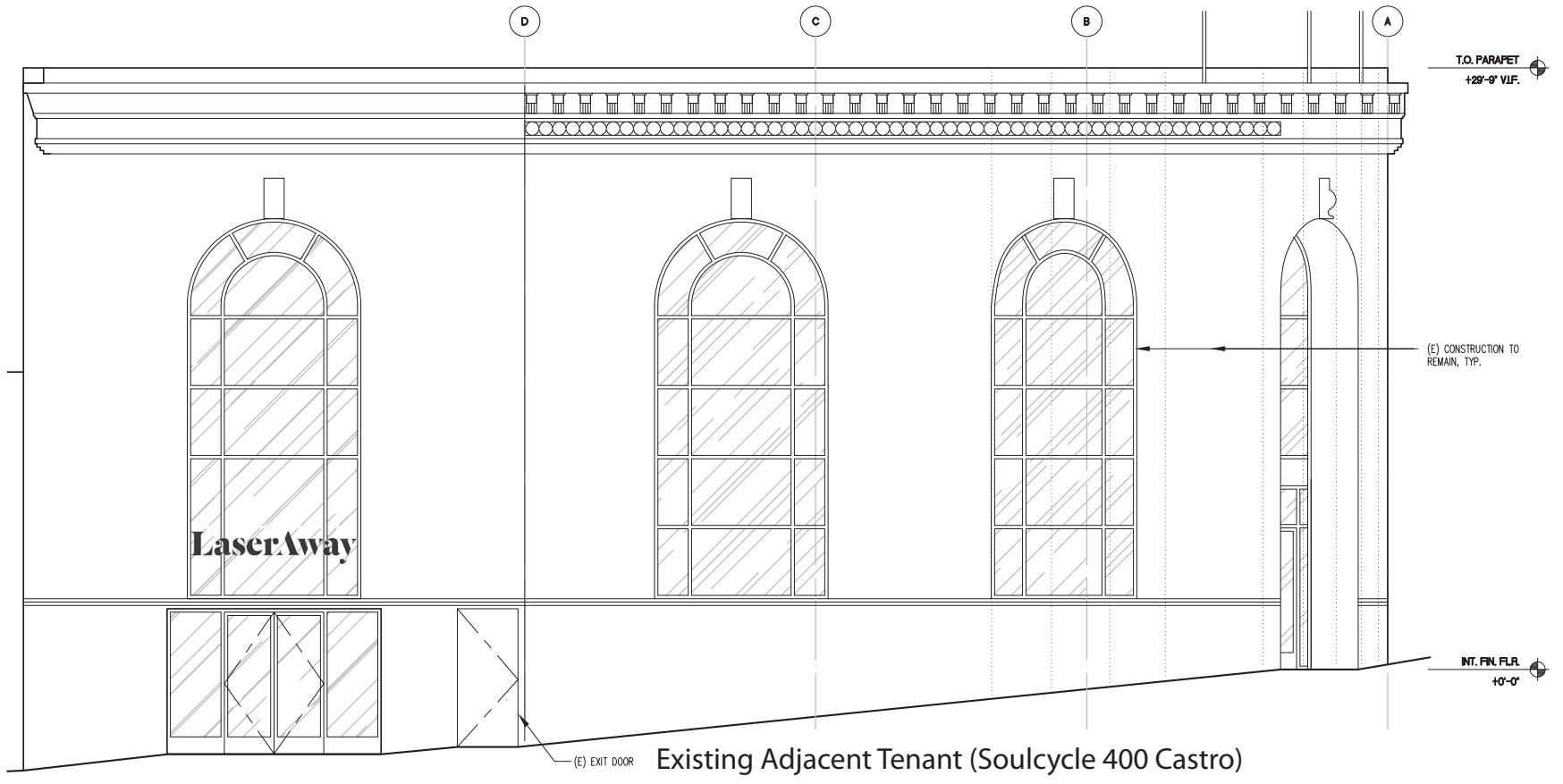
410 Castro Street, San Francisco, CA
10-01-15



Existing Adjacent Tenant (Soulcycle 400 Castro)

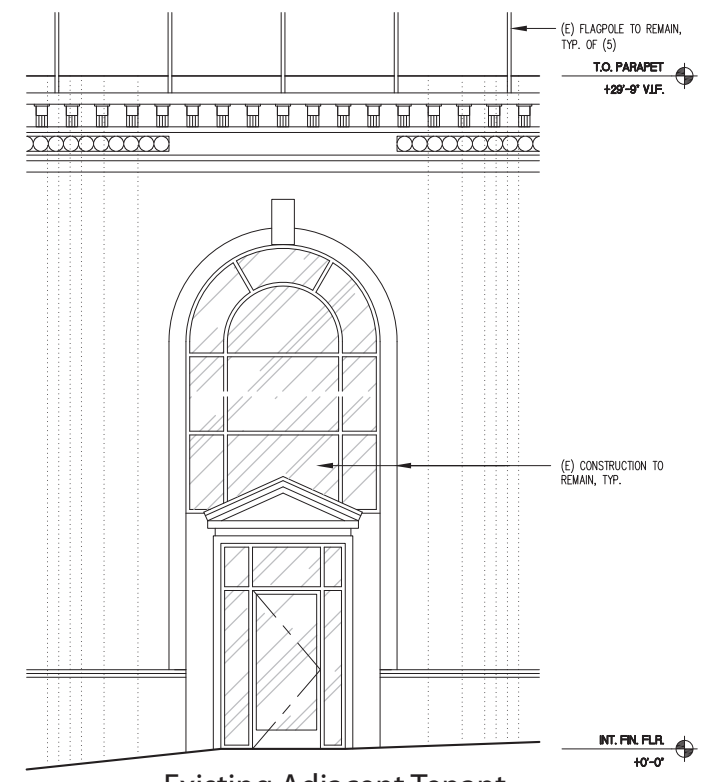
15 EXISTING EXTERIOR ELEVATION
MARKET STREET

1/4" = 1'-0" 3



LaserAway

Existing Adjacent Tenant (Soulcycle 400 Castro)



Existing Adjacent Tenant (Soulcycle 400 Castro)

LaserAway

410 Castro Street, San Francisco, CA
10-01-15

**Project Site-410 Castro
Proposed LaserAway**



HISTORICAL PHOTO
1982

3



CURRENT PHOTO
MARKET STREET

3

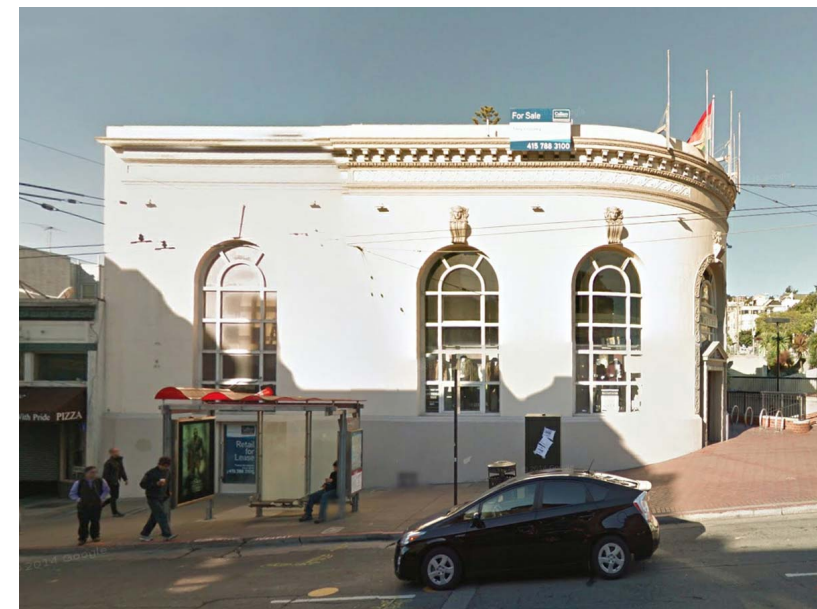


PRIOR TENANT 410 CASTRO STREET 2003-20013



HISTORICAL PHOTO
1982

2



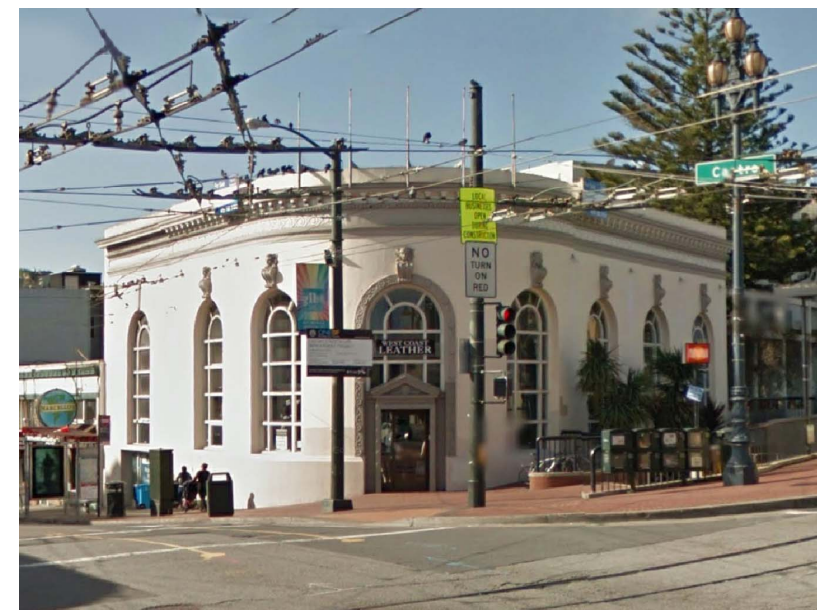
CURRENT PHOTO
CASTRO STREET

2



HISTORICAL PHOTO
1945

1



CURRENT PHOTO
MARKET + CASTRO

1

LaserAway

410 Castro Street, San Francisco, CA
10-01-15

5



LaserAway

LaserAway

- Laser Hair Removal
- Laser Tattoo Removal
- Juvu Derm
- Botox
- Thermage
- Laser Skin Rejuvenation
- Clear & Brilliant
- Velshape

410 Castro Street Photographs



410 Castro Street Facade

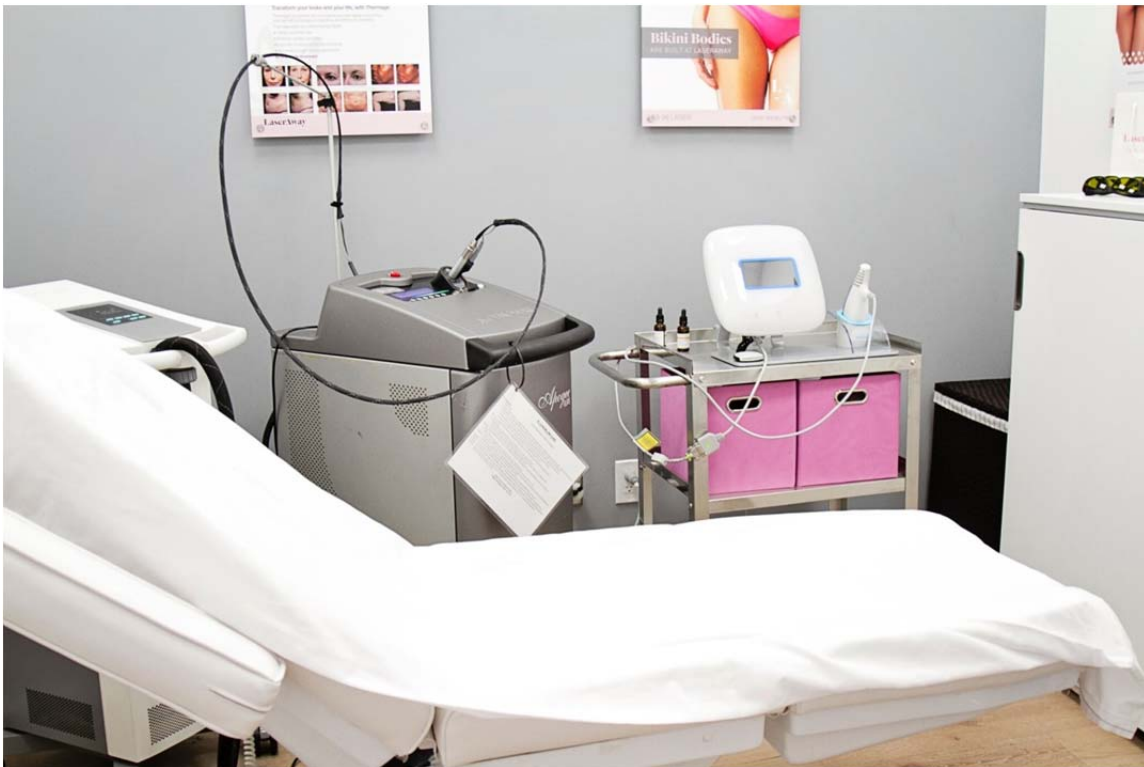


Reception Area of another Laser Away location for reference

410 Castro Street Photographs



Display Area of another Laser Away location for reference



Treatment Room of another Laser Away location for reference