



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 30, 2015

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Date: April 20, 2015
Case No.: **2014.0375CV**
Project Address: **1656 Post Street**
Zoning: NC-2 (Small-Scale Neighborhood Commercial District)
Japantown Special Use District
50-X Height and Bulk District
Block/Lot: 0686/040
Project Sponsors: Jason Tran
Kwan Henmi Architecture/Planning
456 Montgomery Street, Suite 300
San Francisco, CA 94104
Jimmy Cheng
Western Construction
3570 Gleason Avenue
San Jose, CA 95130
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The project sponsor proposes to establish, with Conditional Use Authorization, a new use in excess of 4,000 gross square feet within the Japantown Special Use District, to allow the change of use of a grocery store exceeding 5,000 gross square feet (formerly d.b.a. Uoki Sakai Market) to a personal service use (d.b.a. Pearl Spa) and to establish a massage use within the spa. The project also includes converting the second story of the two-story commercial building from non-residential to residential use and proposes to construct a 24-square foot addition at the front of the building and a 566-square foot one-story addition with deck above at the rear of the building. Variances from the Planning Code's rear yard and dwelling unit exposure requirements are being sought with regard to the residential component of the project. The project site is located within an NC-2 (Neighborhood Commercial, Small Scale) Zoning District, the Japantown Special Use District and 50-X Height and Bulk District.

The proposed use on the ground floor and mezzanine is a Japanese-inspired bath facility, approximately 5,500 square feet in size. Massage is a secondary use to the proposed spa; one treatment room with two massage tables is proposed at the ground level. Other treatments offered include facials, body masks and pressure-point reflexology. The second story of the building will be converted into four one-bedroom apartments ranging in size from 597 square feet to 920 square feet. The elevator accessible basement level of the building will contain a locked bicycle storage room for use by residents.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Post Street, between Buchanan and Laguna Streets, Block 0686, Lot 040. The property is developed with a two-story-over-basement commercial building with a mezzanine in the first story space. The site is currently vacant. The tenant space was previously occupied by Japantown's oldest grocery store known as "Uoki Sakai Market" founded in 1906. The site has remained vacant since the market closed in 2011 and the building is still owned by the Sakai family.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Western Addition Neighborhood and the Japantown Special Use District (SUD). The Japantown SUD was established in 2006 and requires commercial uses to be compatible with Japantown's cultural and historic integrity, neighborhood character, development pattern, and design aesthetic. The SUD covers the area between Geary Boulevard, Fillmore, Bush, and Laguna Streets. Existing commercial uses near the project site include a variety of retail stores, restaurants, a nail salon and a hotel.

The subject blockface provides a pedestrian-scaled environment, through a consistent street wall and transparent storefront windows. The construction dates and architectural styles of these small-scale commercial buildings vary, but many buildings, including the subject building, exhibit a Japanese-inspired Modernist style.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 10, 2015	April 8, 2015	22 days
Posted Notice	20 days	April 10, 2015	April 10, 2015	22 days
Mailed Notice	20 days	April 10, 2015	April 10, 2015	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT

- As of April 23, 2015, the Department has received communications from two Japantown neighborhood groups in support to the proposal. A copy of this correspondence has been included in the Commissioner packets. The Department is not aware of any opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- Conditional Use Authorization: The proposed project requires Conditional Use Authorization from the Planning Commission to establish a non-residential use larger than 4,000 square feet within the Japantown Special Use District, to allow the change of use of a grocery store exceeding 5,000 gross square feet (formerly d.b.a. Uoki Sakai Market) to a personal service use (d.b.a. Pearl Spa) and to establish a massage use within the spa.
- Variances: The proposed project requires Variances to address the Planning Code requirements for rear yard (Planning Code Section 134) and dwelling unit exposure (Planning Code Section 140). These variances are associated with the addition of the four residential units on the second floor, and will be considered by the Zoning Administrator following the Commission's consideration of the request for Conditional Use Authorization.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the establishment of a new use in excess of 4,000 gross square feet within the Japantown Special Use District, to allow the change of use of a grocery store exceeding 5,000 gross square feet (formerly d.b.a. Uoki Sakai Market) to a personal service use (d.b.a. Pearl Spa) and to establish a massage use within the spa.

BASIS FOR RECOMMENDATION

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood.
- Within the NC-2 Zoning District personal service use is principally permitted on the first and second floors (Planning Code Section 711.52) and residential use is principally permitted on all floors (Section 711.90).
- The Project produces a new mixed-use development that is consistent with the mixed commercial-residential character of Post Street.
- The Project adds four dwelling units to the City's housing stock.
- The Project is compatible with the cultural and historical integrity, neighborhood character, development pattern, and design aesthetic of the Japantown Special Use District.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Japantown Special Use District Map

Aerial Photographs

Project Sponsor Submittal, including: Letter to the Commissioners, Correspondence in Support and
Reduced Plans

Attachment Checklist

- | | |
|--|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input 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 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 checked="" type="checkbox"/> Special Use District Map | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

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

LA

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 249.31 AND 303 OF THE PLANNING CODE TO ALLOW A CHANGE OF USE OF A GROCERY STORE EXCEEDING 5,000 GROSS SQUARE FEET, TO ALLOW THE ESTABLISHMENT OF A NEW USE IN EXCESS OF 4,000 GROSS SQUARE FEET WITHIN THE JAPANTOWN SPECIAL USE DISTRICT AND TO ESTABLISH MASSAGE USE. THE PROJECT IS LOCATED WITHIN THE NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) ZONING DISTRICT, THE JAPANTOWN SPECIAL USE DISTRICT AND 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 30, 2014 Jason Tran and Jimmy Cheng (hereinafter "Project Sponsors") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 249.31 and 303 to allow the change of use of a grocery store exceeding 5,000 gross

square feet (formerly d.b.a. Uoki Sakai Market) to a personal service use (d.b.a. Pearl Spa), to allow the establishment of a new use in excess of 4,000 gross square feet in the Japantown Special Use District and to establish a massage use within the spa within an NC-2 (Neighborhood Commercial, Small Scale) Zoning District, the Japantown Special Use District and 50-X Height and Bulk District.

On April 30, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0375CV.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014.0375CV, 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 north side of Post Street, between Buchanan and Laguna Streets, Block 0686, Lot 040. The property is developed with a two-story-over-basement commercial building with a mezzanine in the first story space. The site is currently vacant. The tenant space was previously occupied by Japantown's oldest grocery store known as "Uoki Sakai Market" founded in 1906. The site has remained vacant since the market closed in 2011 and the building is still owned by the Sakai family.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Western Addition Neighborhood and the Japantown Special Use District (SUD). The Japantown SUD was established in 2006 and requires commercial uses to be compatible with Japantown's cultural and historic integrity, neighborhood character, development pattern, and design aesthetic. The SUD covers the area between Geary Boulevard, Fillmore, Bush, and Laguna Streets. Existing commercial uses near the project site include a variety of retail stores, restaurants, a nail salon and a hotel.

The subject blockface provides a pedestrian-scaled environment, through a consistent street wall and transparent storefront windows. The construction dates and architectural styles of these

small-scale commercial buildings vary, but many buildings, including the subject building, exhibit a Japanese-inspired Modernist style.

4. **Project Description.** The project sponsor proposes to establish, with Conditional Use Authorization, a new use in excess of 4,000 gross square feet within the Japantown Special Use District, to allow the change of use of a grocery store exceeding 5,000 gross square feet (formerly d.b.a. Uoki Sakai Market) to a personal service use (d.b.a. Pearl Spa) and to establish a massage use within the spa. The project also includes converting the second story of the two-story commercial building from non-residential to residential use and proposes to construct a 24-square foot addition at the front of the building and a 566-square foot one-story addition with deck above at the rear of the building. Variances from the Planning Code's rear yard and dwelling unit exposure requirements are being sought with regard to the residential component of the project. The project site is located within an NC-2 (Neighborhood Commercial, Small Scale) Zoning District, the Japantown Special Use District and 50-X Height and Bulk District.

The proposed use on the ground floor and mezzanine is a Japanese-inspired bath facility, approximately 5,500 square feet in size. Massage is a secondary use to the proposed spa; one treatment room with two massage tables is proposed at the ground level. Other treatments offered include facials, body masks and pressure-point reflexology. The second story of the building will be converted into four one-bedroom apartments ranging in size from 597 square feet to 920 square feet. The elevator accessible basement level of the building will contain a locked bicycle storage room for use by residents.

5. **Public Comment.** As of April 23, 2015, the Department has received communications from two Japantown neighborhood groups in support to the proposal. A copy of this correspondence has been included in the Commissioner packets. The Department is not aware of any opposition to the project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Personal Service Use.** Planning Code Section 711.52 allows as-of-right Personal Service Uses at the first and second floors. Section 790.116 defines a health spa as a Personal Service Use.

The project proposes to establish a health spa in the first story and mezzanine of the building, which would comply with Section 711.52. The proposed health spa provides Japanese-inspired communal baths, shiatsu massage, pressure point reflexology, facials and body masks. The Japantown Task Force has requested that no sale of alcoholic beverages be permitted in the spa and the applicant has agreed to this request.

- B. **Hours of Operation.** Planning Code Section 711.27 states that commercial hours of operation from 6 a.m. to 2 a.m., are allowed as-of-right. Conditional Use Authorization is required for maintaining hours of operation from 2 a.m. to 6 a.m.

Permitted hours of operation in the NC-2 zoning district are between 6 a.m. to 2 a.m. The proposed hours of operation are from 10 a.m. to 10 p.m. daily. The Japantown Task Force requested that business

hours be more restrictive than the zoning district allows and the last admission to the spa is no later than 8:30 p.m. The applicant has agreed to this request.

- C. **Parking.** Planning Section 151 of the Planning Code requires off-street parking for every 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. The proposed four-unit residential use requires one automotive parking space per unit and one Class 1 bicycle parking space per unit.

No off-street parking is proposed as the site does not allow for the addition of automobile parking. The non-residential use does not trigger the addition of any new parking because the previous use had a greater parking requirement. The former retail use also did not provide parking. Eight Class One bicycle parking spaces will be added in a newly created locked basement-level bicycle storage room which has directional signage and accessible by elevator. Four Class Two bicycle parking spaces will be added in front of the building.

- D. **Off-Street Parking Reduction.** Planning Code Section 307(i) allows a reduction in the parking requirement in NC districts if certain criteria are met.

The proposed project cannot accommodate off-street parking spaces while a total of four automobile and four Class 1 bicycle parking spaces are required for the proposed residential use. On February 23, 2015 the Zoning Administrator granted approval to reduce the off-street parking requirement for the project pursuant to Planning Code Section 307(i). The project will provide a bicycle parking room for residents with vertical rack space for 8 bicycles on the elevator accessible basement level. Additionally, the applicant intends to install two inverted u-racks in the public right-of-way in front of the building pending approval by the Department of Public Works.

- E. **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 40 feet of frontage on Post Street with approximately 30 feet devoted to window and transparent doorway space. Glazing is clear and unobstructed. Minor exterior changes are proposed to infill the existing recessed commercial entry doors and add 24 square feet of floor area.

F. **Signage.** Currently, the project proposes to relocate two existing Japanese character wall signs. All proposed signage will be subject to the review and approval of the Planning Department.

G. **Japantown Special Use District.** Planning Code Section 249.31(b)(1)(a) requires Conditional Use Authorization approval for the establishment of a new use or any change in use in excess of 4,000 gross square feet in order to protect the cultural character of the Japanese American community. Planning Code Section 249.31(b)(2) establishes the following criteria for the Planning Commission to consider when reviewing applications that require Conditional Use Authorization within the Japantown Special Use District:

- (1) The use is not incompatible with the cultural and historic integrity, neighborhood character, development pattern, and design aesthetic of the Special Use District.

The proposed use is compatible with the cultural and historic integrity and neighborhood character of Japantown. The proposed use specializes in traditional hot tub and cold tub bath pools and also offers additional services including Shiatsu massage and body scrub treatments. The proposed use will strengthen and support the identity of Japantown's cultural presence.

The Project will preserve the character of the existing building with minimal changes to the existing building façade. Existing wood wooden posts and beams and Japanese character signs will remain.

- (2) The use supports one or more of the purposes for establishing the Japantown Special Use District.

The Project will enhance the distinctive image and unique character of Japantown by preserving the existing character of the building, enhancing the streetscape with a new active ground floor use and providing bicycle parking. The Project will preserve and develop Japantown as a viable neighborhood by revitalizing a long-vacant storefront and creating four new housing units. The proposed spa use will maintain the character of Japantown by providing residents and visitors the experience of traditional Japanese communal baths and Shiatsu massage.

7. **Planning Code Section 303(c)** 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 proposed commercial and residential uses are compatible with the neighborhood. The Project will replace a vacant storefront and provide job and housing opportunities. The proposed use provides desirable services which complement the mix of goods and services currently available in the district.

- 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 the project will not alter the existing appearance or character of the project vicinity. A 24-square foot expansion at the front of the building will infill a recessed door entry. At the rear of the building a one story 566-square foot addition with a deck above is proposed.

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

The Project is not expected to generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The Project site is well-served by public transit. MUNI bus lines 2, 3, 38, and 38L stop within one block of the property, and MUNI bus lines 22, 31, 38ax, and 38bx stop within two blocks of the property. These bus lines transport passengers to and from downtown San Francisco and will allow visitors to easily travel to the Project. The Project is located on Post Street and visitors who drive to the Project site will be able to utilize metered parking along Post Street and adjacent streets or the nearby 924-space Japan Center Garage. In addition, Post Street is identified by the San Francisco Municipal Transportation Agency (SFMTA) as a bicycle route. Eight Class One bicycle parking spaces will be added in a newly created locked basement-level bicycle storage room which has directional signage and accessible by elevator. Four Class Two bicycle parking spaces will be added in front of the building.

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

No noxious or offensive emissions will be associated with the project.

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

The proposal may require street tree plantings if the site is found feasible by the Department of Public Works Urban Forestry Division. The Planning Department will review all lighting and signs proposed for the new business in accordance with the Planning Code.

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan 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 NC-2 Districts in that the intended use is located at the ground floor, and will provide a compatible personal service for the immediately surrounding neighborhoods during daytime and early evening hours.

8. **Planning Code Section 303(I)** establishes the following criteria for the Planning Commission to consider when reviewing applications that propose a change in use or demolition of general grocery store use:

- (1) Preservation of a General Grocery Store use is no longer economically viable and cannot effect a reasonable economic return to the property owner.

Information regarding the economic viability of the former grocery store has not been provided to the Planning Department. The operator of the grocery store elected to retire and closed the store in 2011. The space has been unoccupied for several years due to a lack of interest in continuing a grocery business at this location, which is in close proximity to two other Japanese specialty grocery stores (d.b.a. Nijiya Market and Super Mira Market).

- (2) The change in use or demolition of the General Grocery Store use will not undermine the economic diversity and vitality of the surrounding neighborhood.

The removal of the grocery store has not undermined the economic diversity and vitality of the surrounding neighborhood; several retailers in the area within one block of the site continue to provide Japanese specialty groceries. The change of use to personal service and residential use will contribute to the economic diversity and vitality of the Japantown Special Use District.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

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 subject building is vacant. Therefore, the Project will not displace an existing commercial or industrial activity. The addition of the proposed use will enhance the diverse economic base of the City.

OBJECTIVE 6:

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

Policy 6.1:

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

Policy 6.2:

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

Policy 6.3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

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 proposed use is a neighborhood-serving use. The proposed use is not considered a formula retail use.

The proposed project will contribute to the mixed-use character of the neighborhood and District. The Project site consists of a 5,529 square foot commercial space and four proposed dwelling units. The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The project site is well served by public transportation.

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

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

The proposal would replace a grocery store that was no longer economically viable and closed in 2011. The site is currently vacant; no neighborhood-serving retail uses will be displaced by the project. The project will provide desirable services and will provide employment opportunities to those in the community.

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

The existing residential units in the surrounding neighborhood would not be adversely affected by the project.

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

The Project adds four dwelling units to the City's housing stock.

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

The Project site is well-served by public transit. MUNI bus lines 2, 3, 38, and 38L stop within one block of the property, and MUNI bus lines 22, 31, 38ax, and 38bx stop within two blocks of the property. These bus lines transport passengers to and from downtown San Francisco and will allow visitors to easily travel to the Project. The Project is located on Post Street and visitors who drive to the Project site will be able to utilize metered parking along Post Street and adjacent streets or the nearby 924-space Japan Center Garage. Eight Class One bicycle parking spaces will be added for residents in a newly created locked basement-level bicycle storage room which has directional signage and accessible by elevator. Four Class Two bicycle parking spaces will be added in front of the building, pending approval by the Department of Public Works.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

- 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 affect the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

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

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

The project will have no negative effect on existing parks and open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014.0375CV** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 27, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 30, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 30, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to establish a new use in excess of 4,000 gross square feet within the Japantown Special Use District, to allow the change of use of a grocery store exceeding 5,000 gross square feet (formerly d.b.a. Uoki Sakai Market) to a personal service use (d.b.a. Pearl Spa) and to establish massage use within the spa located at 1656 Post Street, Block 0686, and Lot 0401 pursuant to Planning Code Sections 249.31 and 303 within the NC-2 (Neighborhood Commercial, Small Scale) Zoning District, the Japantown Special Use District and 50-X Height and Bulk District in general conformance with plans, dated **March 27, 2015**, and stamped "EXHIBIT B" included in the docket for Case No. **2014.0375CV** and subject to conditions of approval reviewed and approved by the Commission on **April 30, 2015** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 30, 2015** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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.

MONITORING

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

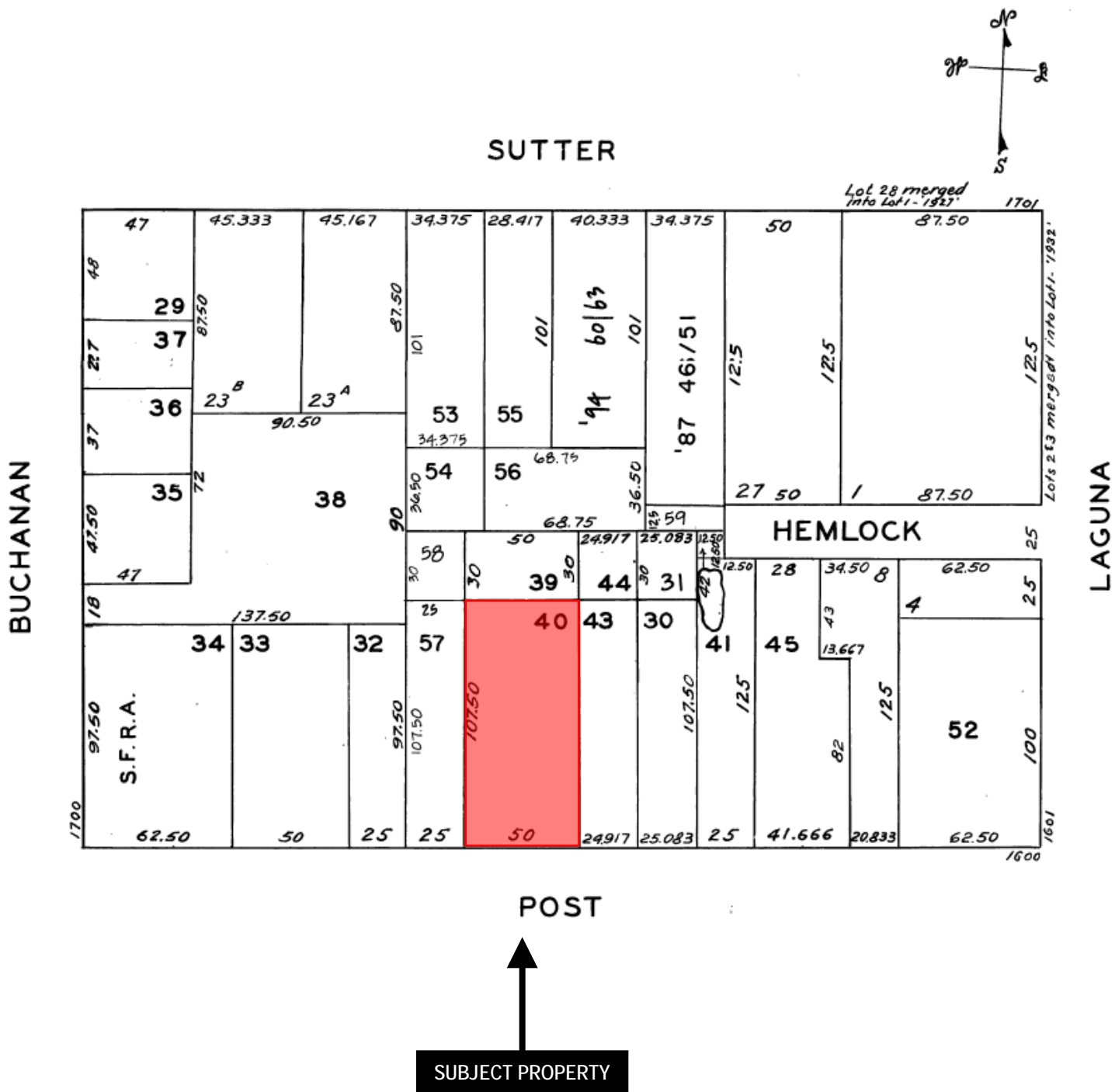
OPERATION

8. **Alcoholic Beverages.** The use or sale of alcohol in the health spa is prohibited.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
9. **Hours of Operation.** The subject establishment is limited to the following hours of operation: 8 a.m. to 10p.m. daily, with the last customers admitted no later than 8:30 p.m.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
10. **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>
11. **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>
12. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to

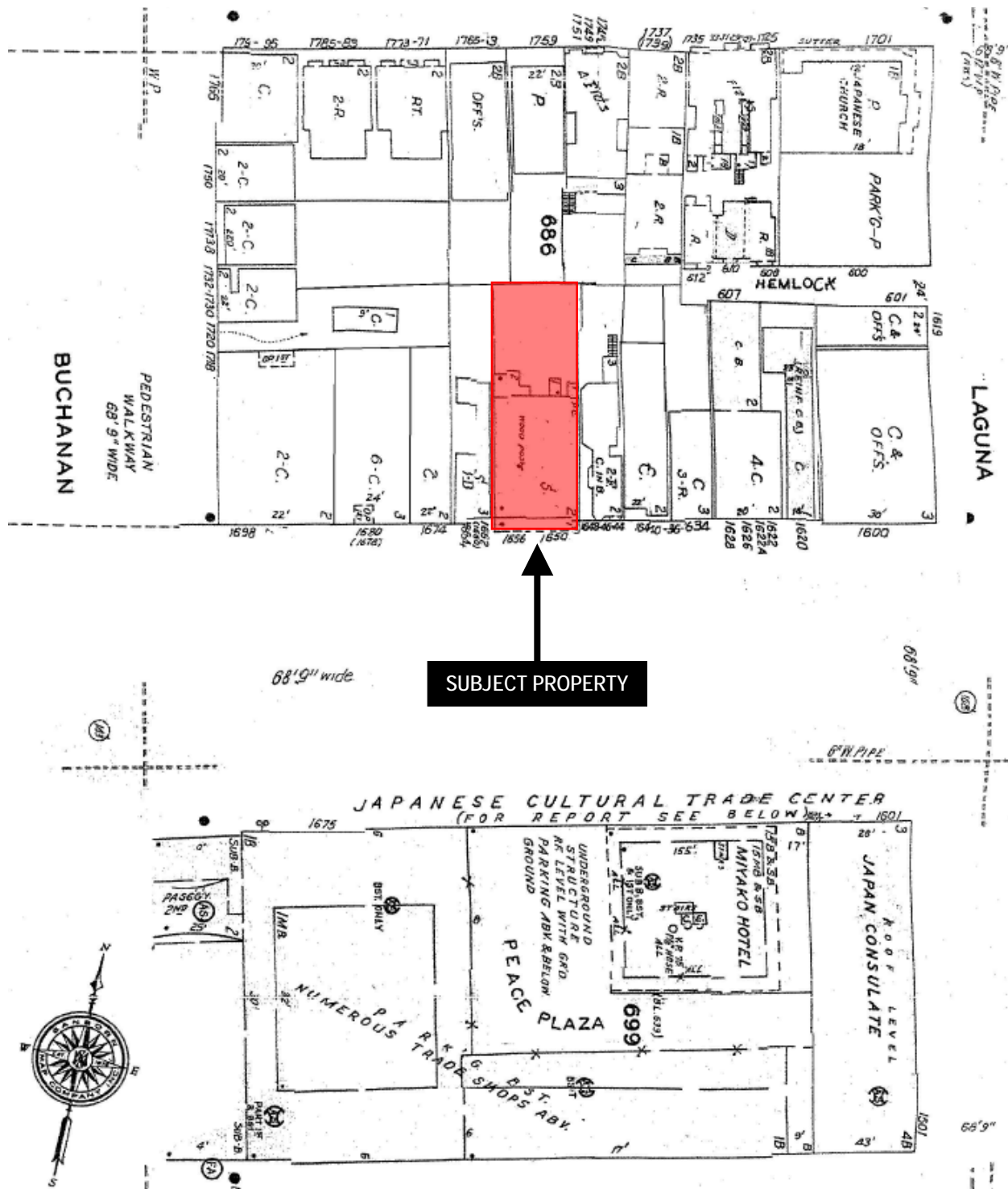
deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall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

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

Parcel Map



Sanborn Map*

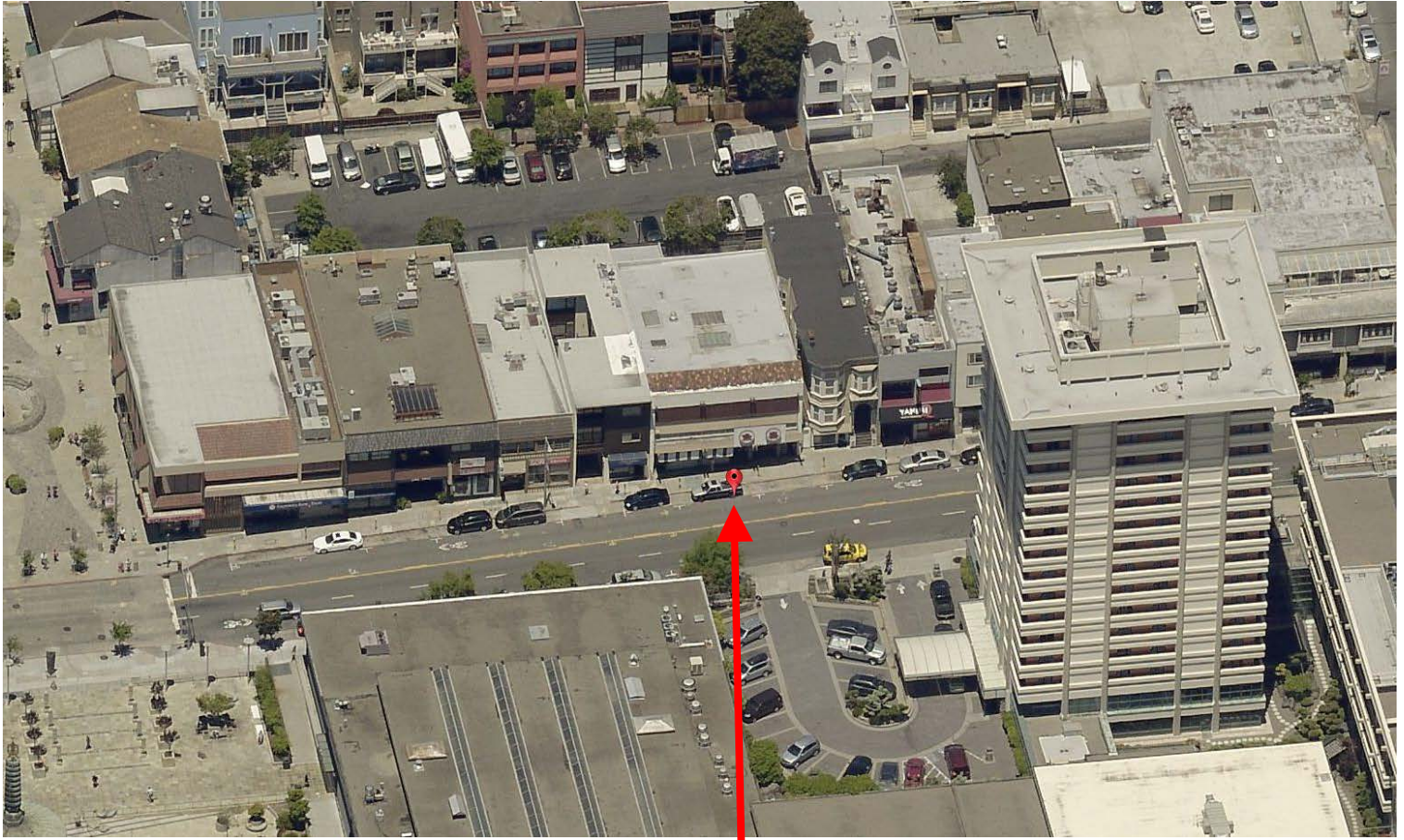


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization &
Variance Hearing
Case Number 2014.0375CV
1656 Post Street

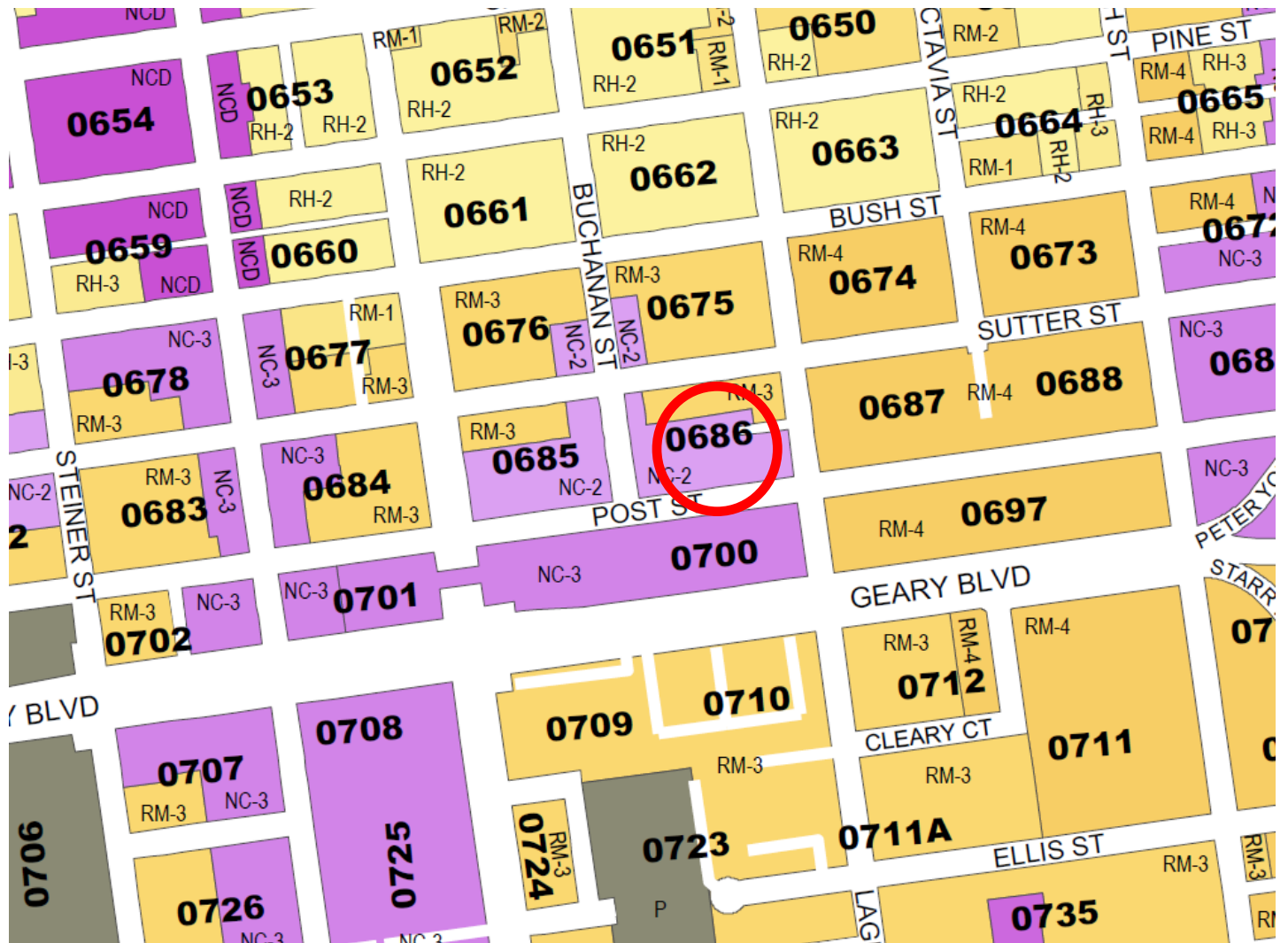
Aerial Photo



SUBJECT PROPERTY

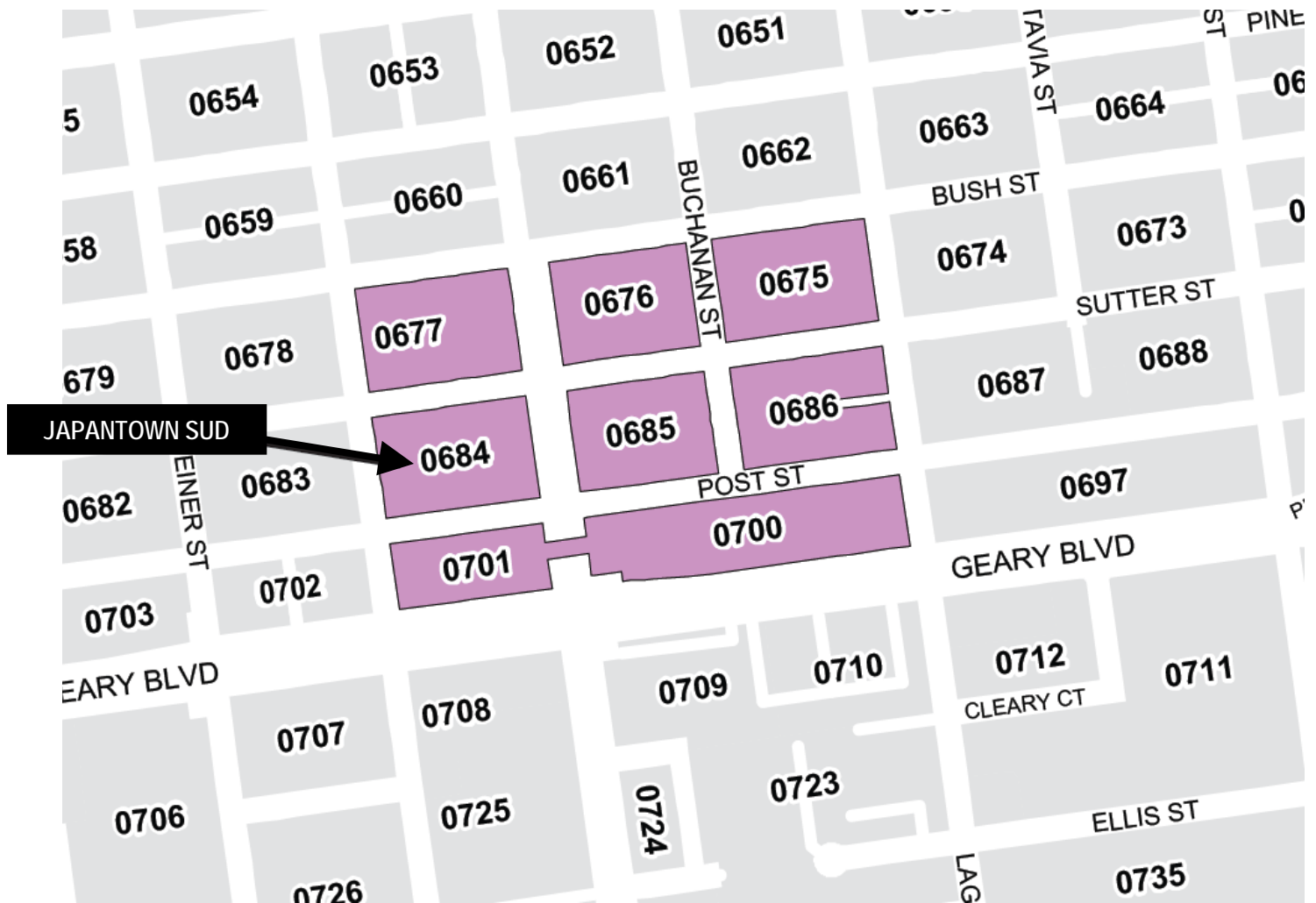


Zoning Map



Conditional Use Authorization &
Variance Hearing
Case Number 2014.0375CV
1656 Post Street

Special Use District Map



Site Photo



Conditional Use Authorization &
Variance Hearing
Case Number 2014.0375CV
1656 Post Street

March 27, 2015

SF Commissioners
25 Van Ness Ave, ste 345
San Francisco, CA 94102

RE: Project Executive Summary (1656 Post Street)

Dear Commissioners,

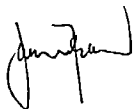
The existing building we are applying for is a 2-story, type V, wood frame construction built in 1927. The total area is approximately 12,380 sf. It is located on 1656 Post Street in a NC2 Zoning. We are applying for a conditional use permit to convert the ground floor and mezzanine floor from a grocery store to a Women Spa Treatment Center. This is roughly about 5,500 square feet of which 4,000 sf is the ground floor and 1500 sf is the mezzanine. In addition, we are proposing to expand the ground floor footprint into the rear yard, gaining an additional 566 sf.

For the 2nd floor, we are applying for a change of use to convert the existing commercial space of 3,475 sf to a four apartment rental units with 2x 1 bedroom and 2x 1 bedroom plus den ranging from 597 to 920 sf.

Our goal is to preserve the architectural components on the exterior elevation on Post Street, Relocate the Japanese Characters, keeping the horizontal wood canopy and existing storefront with minor alteration. The building is currently undergoing a major seismic upgrades, ADA upgrades and new building infrastructure such as new transformer, new elevator, new water services and new sprinkler and life safety systems. We anticipate the renovation construction to be completed in late April of 2015.

We believe this proposed project conforms to the city regulations and ordinances. We have presented our project to Japantown Task Force (JTF) and JTF Land Use Committee whom we have gained full support. We also have outreached to other neighborhood groups, such as the Japanese Merchants Association (JMA). We obtained their full support as well. See attached recommendation letters from JTF and JMA.

Sincerely,



Jason Tran

Copy: Robert Sakai,
Ray Giron

RECEIVED

MAR 27 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING





February 27, 2015

Commissioners Rodney Fong, President
Cindy Wu, Vice President
Michael Antonini
Gweneth Borden
Rich Hillis
Christine Johnson
Kathrin Moore
Dennis Richards

San Francisco Planning Commission
City Hall
One Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

RE: PEARL SPA – 1656 POST STREET

Dear Commissioners:

The owners of the referenced project have satisfactorily met with the association and its members. We fully support the project which will benefit commerce and have a favorable impact on Japantown's economy.

Therefore, on behalf of the Japantown Merchants Association, I urge you to join in our support for Pearl Spa by approving their Change of Use application.

Sincerely,

Richard Hashimoto
President

RECEIVED

MAR 27 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING



JAPANTOWN TASK FORCE

日本町の経済発展・計画・保存

ECONOMIC DEVELOPMENT, PLANNING & PRESERVATION OF JAPANTOWN

March 30, 2015

Executive Director

Robert Hamaguchi

Community Aides

Greg Marutani

Greg Viloria

Board Members

Alice Kawahatsu, President

Paul Wermer, Vice-President

Mark Moriguchi, Treasurer

Rosalyn Tonai, Secretary

Anthony Brown

Seiko Fujimoto

Judy Hamaguchi

Miki Heitzman

Richard Hashimoto

David Ishida

Richard Matsuno

Glynis Nakahara

Steve Nakajima

Benh Nakajo

Jon Osaki

Neal Taniguchi

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Subject: Planning Application 2014.0375, 1656 Post Street

Dear Planning Commissioners:

The Japantown Task Force (JTF) has had several productive discussions with the project sponsors for the 2 projects - apartments and spa - covered in this application.

Ray Giron, Eun Hee Giron, and Eun Young Choe, project sponsors for the Pearl Spa, have been very responsive to community concerns and questions. We appreciate that, in addition to several meetings with the JTF, they have held additional outreach meetings both with the Japantown Merchants Association and with neighboring property owners. We note in particular their outreach to the SF Human Rights Commission to ensure that their policies comprehend the rights of transgendered individuals - an essential consideration for a spa.

In response to the discussions, they have agreed that the spa's hours of operation will be from 8 am to 10 pm, with last admission to the spa at 8:30 pm, and that they will not apply for an ABC license or serve alcohol on-site. We ask that these 3 agreements (hours of operation, last admission time, and a prohibition on serving alcoholic beverages of any type.) be incorporated in the Use Conditions of the Conditional Use Authorization for the Massage Establishment at the Pearl Spa.

With the inclusion of these use conditions, JTF supports Conditional Use approvals for the Pearl Spa, covering both the conversion of a large retail space to personal services, and the provision of massage services.

We also endorse the remodeling of the second floor to create 4 apartments, as well as the requested variances for rear yard setback, off street parking & exposure. Mixed use projects such as this one make good use of the available space in this walkable neighborhood, and all three variances are fully appropriate for a project of this sort.

The Japantown Task Force looks forward to seeing the completion of this project. It promises to provide both housing and employment, while bringing visitors into the Japantown neighborhood.

Sincerely yours,



Alice Kawahatsu,
President

cc: Jonas Ionin, Commission Secretary
Scott Sanchez, Zoning Administrator
Laura Ajello, Planning Department
Ray Giron
Robert Sakai

SCOPE OF WORK:	PLANNING CODE ANALYSIS	CODE INFORMATION	DRAWING INDEX
<div>1. CONVERT EXISTING GROCERY STORE TO A NEW WOMEN'S HEALTH SPA TO INCLUDE THE FOLLOWING:<div><div>A. CONSTRUCT AN ADDITIONAL 24 SF AT THE RECESSED ENTRY AREA</div><div>B. CONSTRUCT AN ADDITIONAL 566 SF EXTENSION AT THE REAR YARD</div><div>C. NEW STOREFRONT AND RELOCATE FRONT DOOR TO EASTERN SIDE</div></div></div> <div>2. CONVERTING EXISTING 2ND FLOOR COMMERCIAL SPACE OF 3,475 SF TO FOUR APARTMENT RENTAL UNITS: 2X ONE BEDROOM UNITS AND 2X ONE BEDROOM PLUS DEN UNITS.</div> <div>3. FIRE ALARM AND SPRINKLER WILL BE PROVIDED UNDER SEPARATE PERMIT.</div> <div>LIST OF EXTERIOR CHANGES:</div> <div>SOUTH ELEVATION:</div> <div>TO MEET PEDESTRIAN EYE LEVEL AND THE VISIBILITY TO THE INSIDE REQUIREMENTS<div><div>A. THE DISPLAY CASE WALL IS 8'-0" AWAY FROM STOREFRONT</div><div>B. THE AREA INSIDE THE BUILDING WITHIN 4'-0" FROM THE SURFACE OF WINDOW GLASS AT PEDESTRIAN EYE LEVEL IS AT LEAST 75% OPEN TO THE PERPENDICULAR VIEW</div><div>C. REMOVE EXISTING WOOD SIGN AND RELOCATE JAPANESE CHARACTERS TO 2ND FLOOR BTW. EXISTING WINDOWS</div><div>D. REMOVE EXISTING VINYL AWNING</div><div>E. REMOVE (E) PAIR OF METAL DOORS AND REPLACE WITH ALUM. GLASS DOORS WITH OPERABLE LOUVER AT THE TRANSOM</div><div>F. REMOVE (E) STOREFRONT/PR. OF GLASS DOORS AT THE ENTRANCE AND REPLACE IT WITH (N) ALUM. STOREFRONT/SINGLE LEAF ALUM. GLASS DOOR TO MATCH EXISTING BRONZE.</div><div>G. REMOVE (E) STAINED WOOD SLATS TO ALLOW NATURAL LIGHT INTO THE UNITS AT 2ND LEVEL</div><div>H. REMOVE (E) SINGLE PANE WOOD WINDOWS AND REPLACE WITH (N) DOUBLE PANE WOOD WINDOWS</div><div>I. REPAIR & PATCH EXTERIOR FACADE AND REFINISH WITH (N) PAINT</div><div>J. NO TREES WILL BE PROPOSED DUE TO CONGESTED UNDERGROUND UTILITIES, NARROW SIDEWALK AND SIDEWALK TRANSFORMER</div></div></div> <div>NORTH ELEVATION:<div><div>A. REMOVE (E) WINDOWS AND REPLACE WITH (N) DOUBLE PANES VINYL WINDOWS</div><div>B. ADD A ONE STORY ADDITION OF 590 SF IN THE REAR YARD</div><div>C. A NEW COMMON OPEN SPACE/DECK WITH WOOD RAILINGS AT THE LOWER ROOF</div><div>D. REMOVE (E) METAL DOORS AND REPLACE WITH NEW METAL DOORS AT THE SPA & BREEZEWAY</div><div>E. REMOVE (E) WOOD STAIR AND REPLACE WITH (N) WOOD STAIR AS 2ND MEANS OF EGRESS FROM 2ND FLOOR</div></div></div>	<div>ASSESSOR'S BLOCK/LOT: 0686/040</div> <div>LOT SIZE: 50'-0" X 107'-6"</div> <div>ZONING: NC-2</div> <div>HEIGHT & BULK: 50X</div> <div>ALLOWABLE DENSITY: 800 SF OF LOT SIZE PER UNIT</div> <div>50 X 107.5 / 800 SF = 6.72 UNITS</div> <div>PROPOSED UNITS: 4 TOTAL</div> <div>REAR YARD SETBACK: 25% OF LOT DEPTH = 26.875'</div> <div>NORTHWEST SETBACK = 21.75'</div> <div>NORTHEAST SETBACK = 36'-0"</div> <div>OPEN SPACE REQUIREMENT: 100 SF/UNIT X 1.33</div> <div>PER SECTION 135100 SF X 4 X 1.33 = 532 SF</div> <div>OPEN SPACE PROVIDED: 591 SF</div> <div>CLASS I BIKE REQUIRED: 8 SPACES</div> <div>CLASS I BIKE PROVIDED: 8 SPACES RESIDENTIAL</div> <div>CLASS II BIKE REQUIRED: 4 SPACES NON-RESIDENTIAL</div> <div>CLASS II BIKE PROVIDED: 4 SPACES</div> <div>PARKING REQUIRED: 0 SPACES OR REDUCE PER SEC. 161.j & 307i</div> <div>PARKING PROVIDED: 0</div>	<div><u>PROJECT DATA</u></div> <div>PROJECT ADDRESS: 1656 POST STREET SAN FRANCISCO, CA</div> <div>BUILDING: 2-STORY OVER A BASEMENT</div> <div>BUILDING CODES USED: 2010 CALIFORNIA BUILDING CODE – SECTION 11A ACCESSIBILITY. SAN FRANCISCO PLANNING CODE – CURRENT THOUGHT ORDINANCE 184.14</div> <div><u>OCCUPANCY GROUPS</u>TABLE 3-A</div> <div>EXISTING USE: GROUP B: RETAIL SPACE</div> <div>PROPOSED USE: GROUP R-2: RESIDENTIAL MULTI-FAMILY</div> <div><u>CONSTRUCTION TYPE:</u></div> <div>TYPE V-B – NON-RATED 40 FEET PER TABLE 503 FULLY-SPRINKLER</div> <div><u>FIRE-RESISTIVE REQUIREMENTS (IN HOURS)</u>TABLE 6-A</div> <div>BEARING WALLS-INTERIOR0 HR PARTITIONS-PERMANENT0 HR FLOOR CONSTRUCTION0 HR ROOF CONSTRUCTION0 HR SHAFT CONSTRUCTION1 HR</div>	<div><u>ARCHITECTURE</u></div> <div>A0.00COVER SHEET/CODE ANALYSIS/DRAWING INDEX A0.01PHOTOS OF EXISTING</div> <div>A1.00EXISTING SITE PLAN A1.01PROPOSED SITE PLAN</div> <div>A2.00EXISTING BASEMENT PLAN A2.01EXISTING GROUND FLOOR PLAN A2.02EXISTING MEZZANINE FLOOR PLAN A2.03EXISTING SECOND FLOOR PLAN A2.04EXISTING ROOF PLAN</div> <div>A2.10PROPOSED BASEMENT PLAN A2.11PROPOSED GROUND FLOOR PLAN A2.12PROPOSED MEZZANINE PLAN A2.13PROPOSED 2ND FLOOR PLAN A2.14PROPOSED ROOF PLAN</div> <div>A3.00EXISTING/PROPOSED SOUTH ELEVATIONS A3.01EXISTING/PROPOSED EAST ELEVATIONS A3.02EXISTING/PROPOSED NORTH ELEVATIONS A3.03EXISTING BUILDING SECTION A3.04PROPOSED BUILDING SECTION</div>
	<div>UNIT MATRIX</div> <div>PROPOSED APARTMENT UNITS: TOTAL 4 UNITS:</div> <div>1X ONE BEDROOM UNIT: 597 SF 1X ONE BEDROOM UNIT: 611 SF 1X ONE BEDROOM + DEN: 880 SF 1X ONE BEDROOM + DEN: 920 SF</div> <div>TOTAL UNITS: 4</div>		<div>FLOOR AREA MATRIX</div> <div>(E) BASEMENT LEVEL: 1,630 SF (N) BASEMENT LEVEL: 1,630 SF</div> <div>(E) GROUND LEVEL: 3,814 SF (N) GROUND LEVEL: 4,404 SF</div> <div>(E) MEZZANINE LEVEL: 1,125 SF (N) MEZZANINE LEVEL: 1,125 SF</div> <div>(E) 2ND FLR. LEVEL: 3,475 SF (N) 2ND FLR. LEVEL: 3,475 SF</div>

UNIT MATRIX

PROPOSED APARTMENT UNITS: TOTAL 4 UNITS:

1X ONE BEDROOM UNIT:597 SF

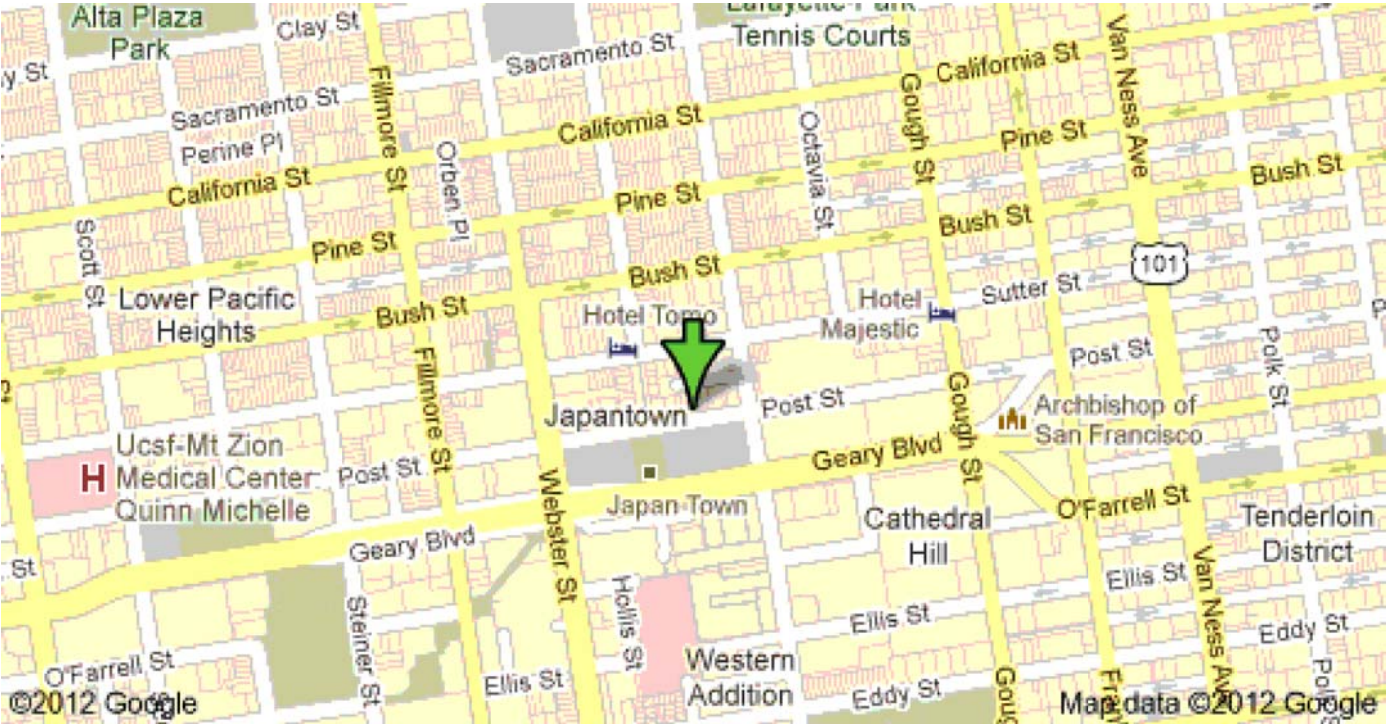
1X ONE BEDROOM UNIT:611 SF

1X ONE BEDROOM + DEN:880 SF

1X ONE BEDROOM + DEN:920 SF

TOTAL UNITS: 4

VICINITY MAP



POST STREET ELEVATION



Owner	Robert Sakai 1656 Post Street San Francisco, Ca 94115 T: 415-370-2406 Contact: Robert Sakai
Architect	Kwan Henmi Architects 456 Montgomery Street Suite 300 San Francisco, CA 94115 T: (415) 901-7212 F: (415) 777-5102 Contact: Jason Tran

Uoki Apartment Complex 1656 Post Street Japantown San Francisco, Ca 94115

NOTE: If this drawing is not 36"x42" it has been revised from its original size. Scale noted on drawing/details are no longer applicable.

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Rev. Date Remarks

PERMIT SUBMITTAL

Date:	03/10/15
Scale:	NO SCALE
Project Name:	1656 Post Street
Project No.	14008.00

Drawing Title:

COVER SHEET

Sheet No.

A0.00



Post Street Elevation



Back Yard Elevation



Post Street Storefront Elevation



Post Street Canopy Elevation



Owner: Robert Sakai
1656 Post Street
San Francisco, Ca 94115
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Contact: Robert Sakai

Architect: Kwan Henmi Architects
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San Francisco, CA 94115
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F: (415) 777-5102
Contact: Jason Tran

Uoki Apartment Complex
1656 Post Street
Japantown
San Francisco, Ca 94115

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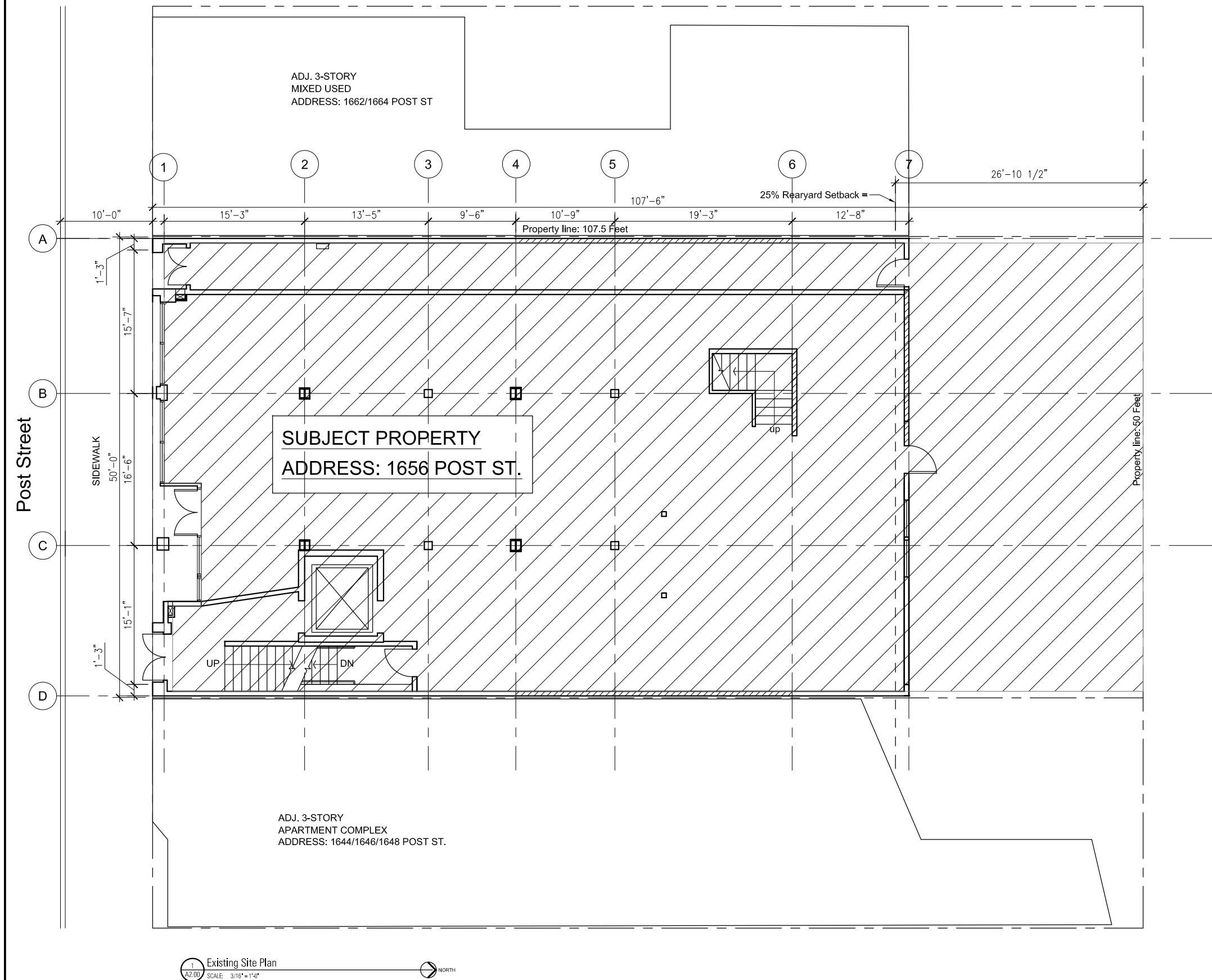
Rev.	Date	Remarks

PERMIT SUBMITTAL

Date:	03/10/15
Scale:	
Project Name:	1656 Post Street
Project No.	14008.00

Drawing Title:
PHOTOS OF EXISTING

Sheet No.
A0.01



Owner Robert Sakai
1656 Post Street
San Francisco, Ca 94115
T: 415-370-2406
Contact: Robert Sakai

Architect Kwan Henmi Architects
456 Montgomery Street
Suite 300
San Francisco, CA 94115
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F: (415) 777-5102
Contact: Jason Tran

Uoki Apartment Complex
1656 Post Street
Japantown
San Francisco, Ca 94115

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Rev.	Date	Remarks
------	------	---------

PERMIT SUBMITTAL

Date:	03/10/15
Scale:	
Project Name:	1656 Post Street
Project No.	14008.00

Drawing Title:

EXISTING SITE PLAN

Sheet No.

A1.00



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Rev.	Date	Remarks
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Date: 03/10/15

Scale:

Project Name: 1656 Post Street

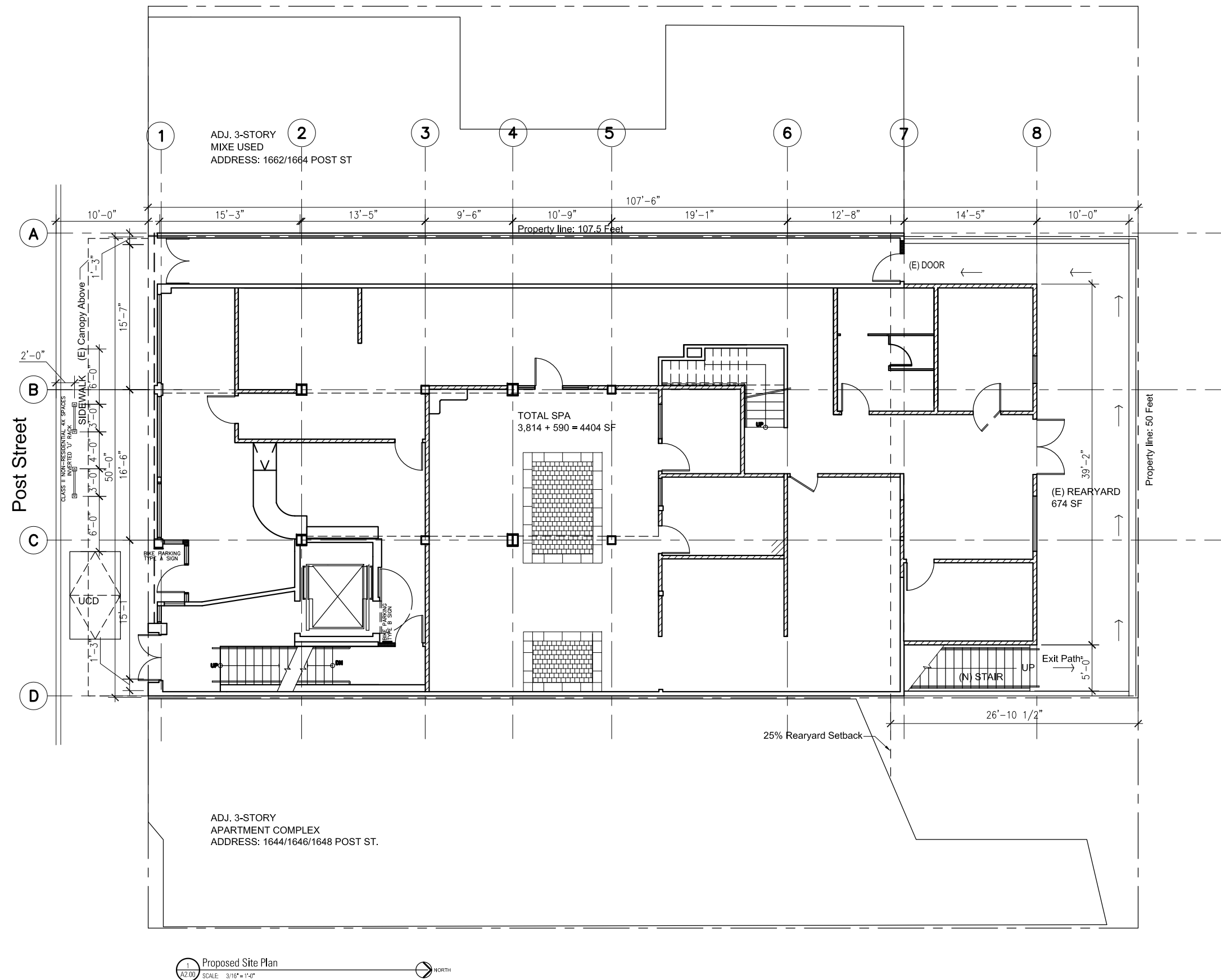
Project No. 14008.00

Drawing Title:

PROPOSED SITE PLAN

Sheet No.

A1.01





Owner Robert Sakai
1656 Post Street
San Francisco, Ca 94115
T: 415-370-2406
Contact: Robert Sakai

Architect Kwan Henmi Architects
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Contact: Jason Tran

Uoki Apartment Complex
1656 Post Street
Japantown
San Francisco, Ca 94115

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Rev. Date Remarks

PERMIT SUBMITTAL

Date: 03/10/15

Scale:

Project Name: 1656 Post Street

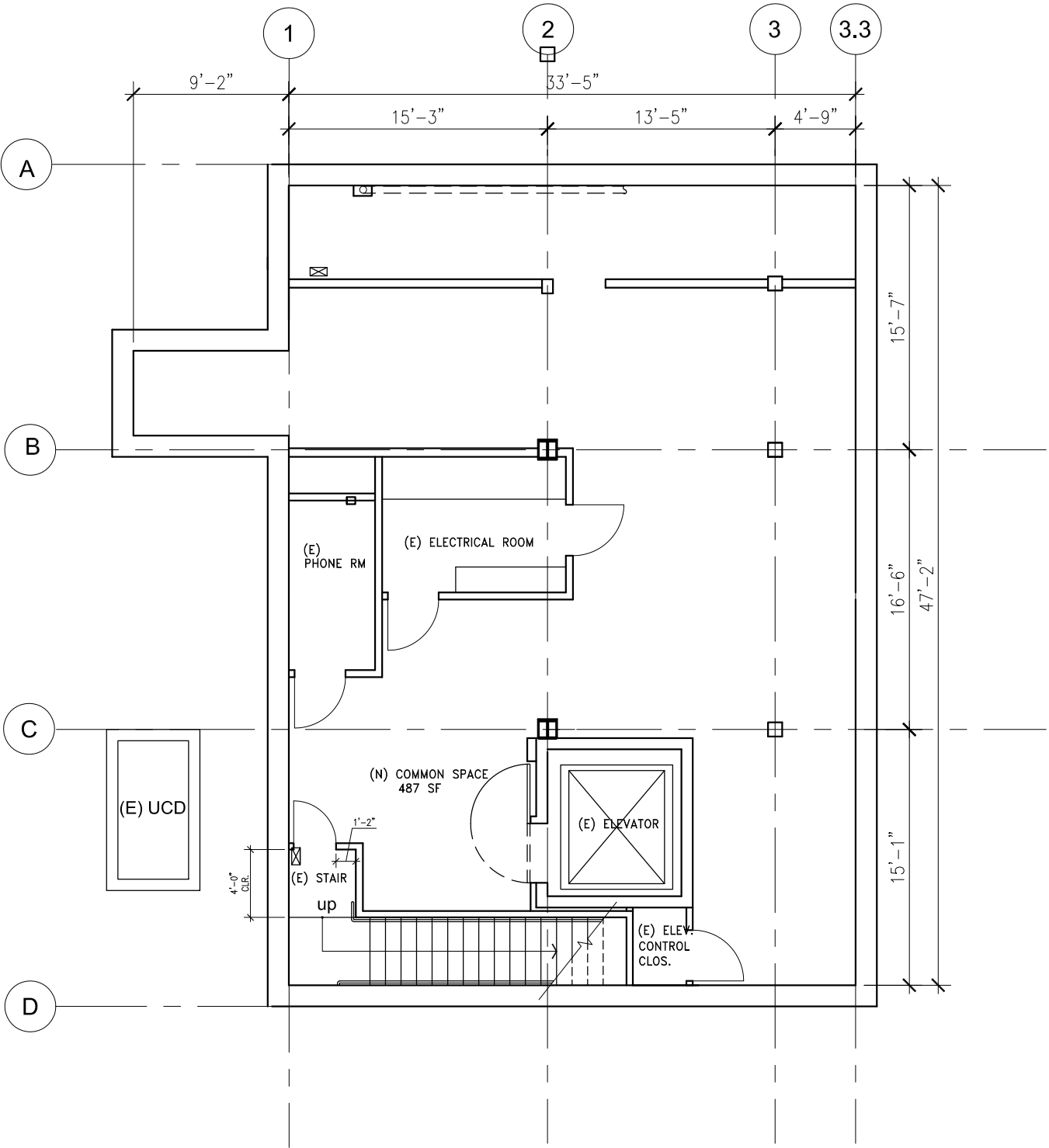
Project No. 14008.00

Drawing Title:

EXISTING
BASEMENT PLAN

Sheet No.

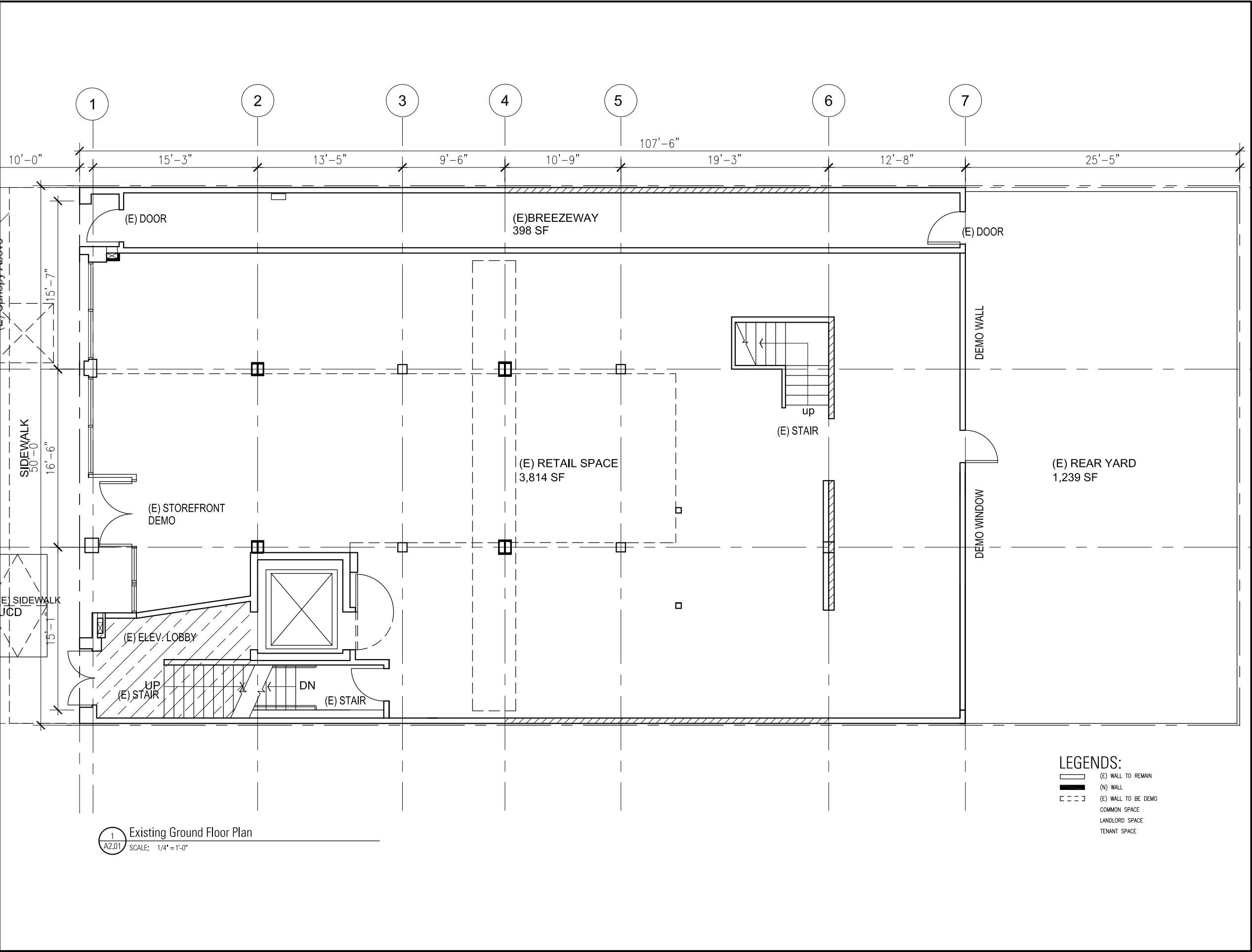
A2.00



1 Existing Basement Plan
A2.00 SCALE: 1/4" = 1'-0"

LEGENDS:

- (E) WALL TO REMAIN
- (N) WALL
- (E) WALL TO BE DEMO
- COMMON SPACE
- LANDLORD SPACE
- TENANT SPACE



Owner Robert Sakai
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Uoki Apartment Complex
1656 Post Street
Japantown
San Francisco, Ca 94115

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Rev. Date Remarks

PERMIT SUBMITTAL

Date: 03/10/15

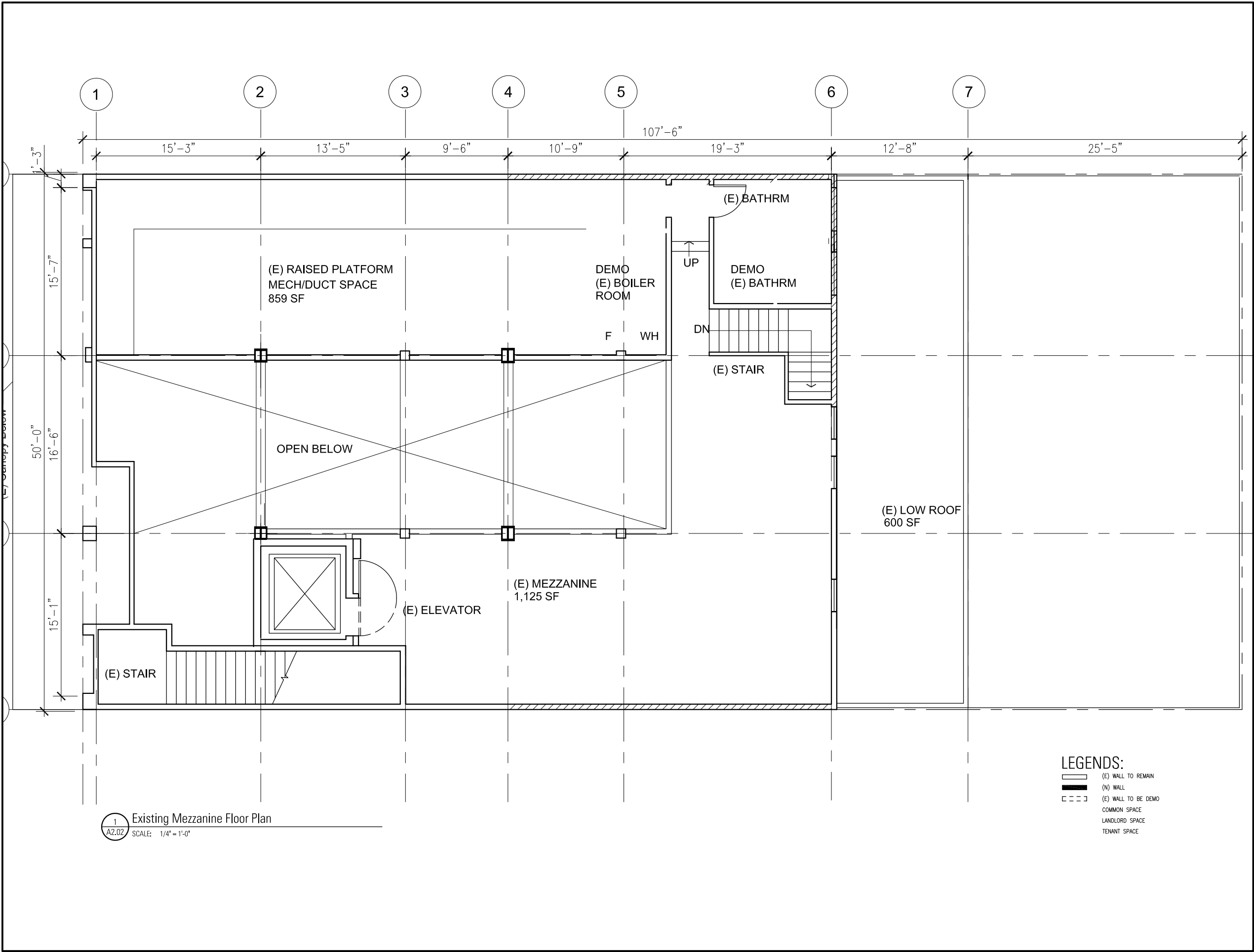
Scale:

Project Name: 1656 Post Street

Project No. 14008.00

Drawing Title:
EXISTING GROUND
FLOOR PLAN

Sheet No.
A2.01



Owner Robert Sakai
1656 Post Street
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T: 415-370-2406
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F: (415) 777-5102
Contact: Jason Tran

Uoki Apartment Complex
1656 Post Street
Japantown
San Francisco, Ca 94115

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Rev.	Date	Remarks

PERMIT SUBMITTAL

Date:	03/10/15
Scale:	
Project Name:	1656 Post Street
Project No.	14008.00

Drawing Title:
EXISTING
MEZZANINE FLOOR

Sheet No.
A2.02



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Scale:	
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Project Name:	1656 Post Street
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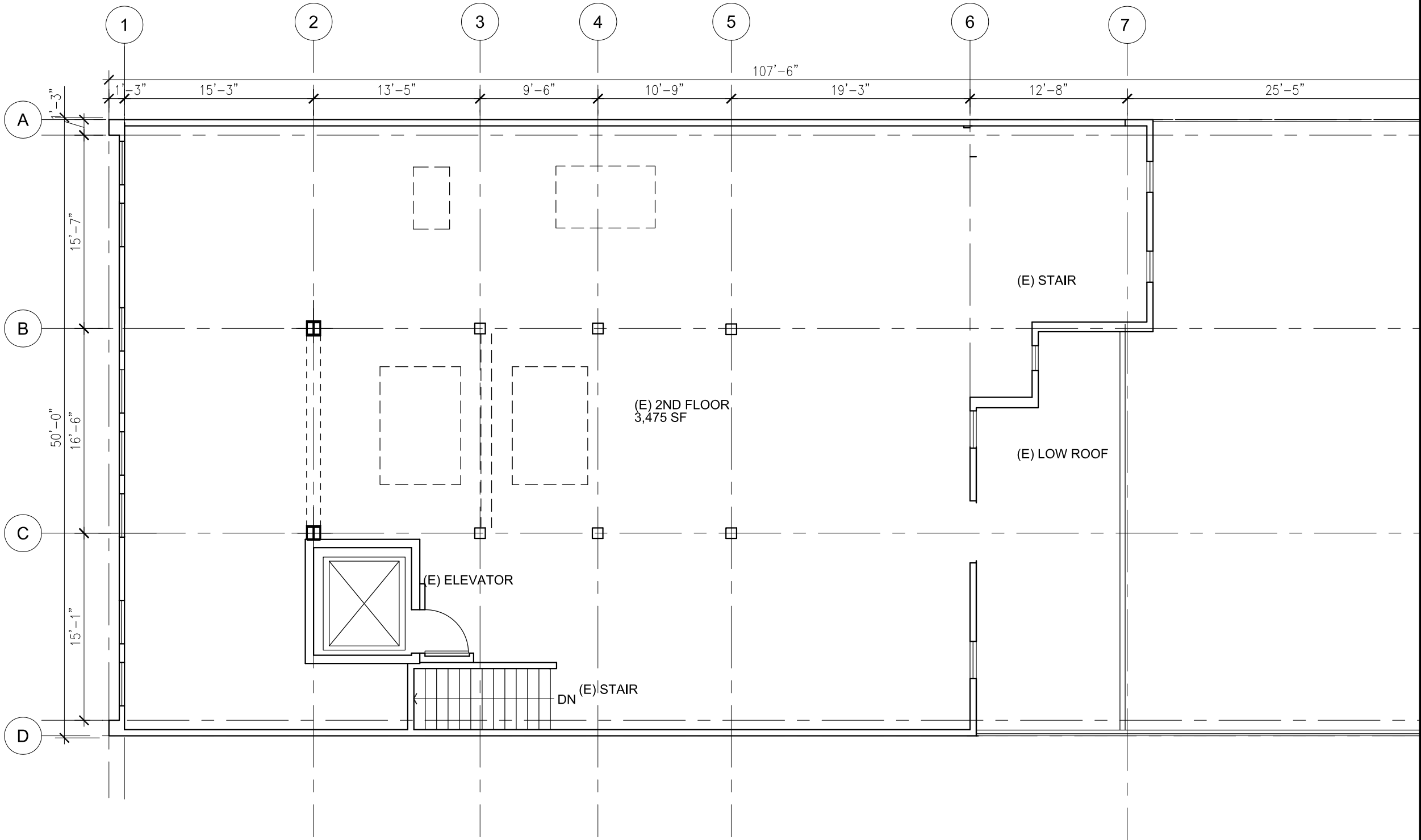
Project No.	14008.00
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Drawing Title:

EXISTING
2ND FLOOR PLAN

Sheet No.

A2.03



1 Existing Second Floor
A2.03 SCALE: 1/4" = 1'-0"

LEGENDS:

	(E) WALL TO REMAIN
	(N) WALL
	(E) WALL TO BE DEMO



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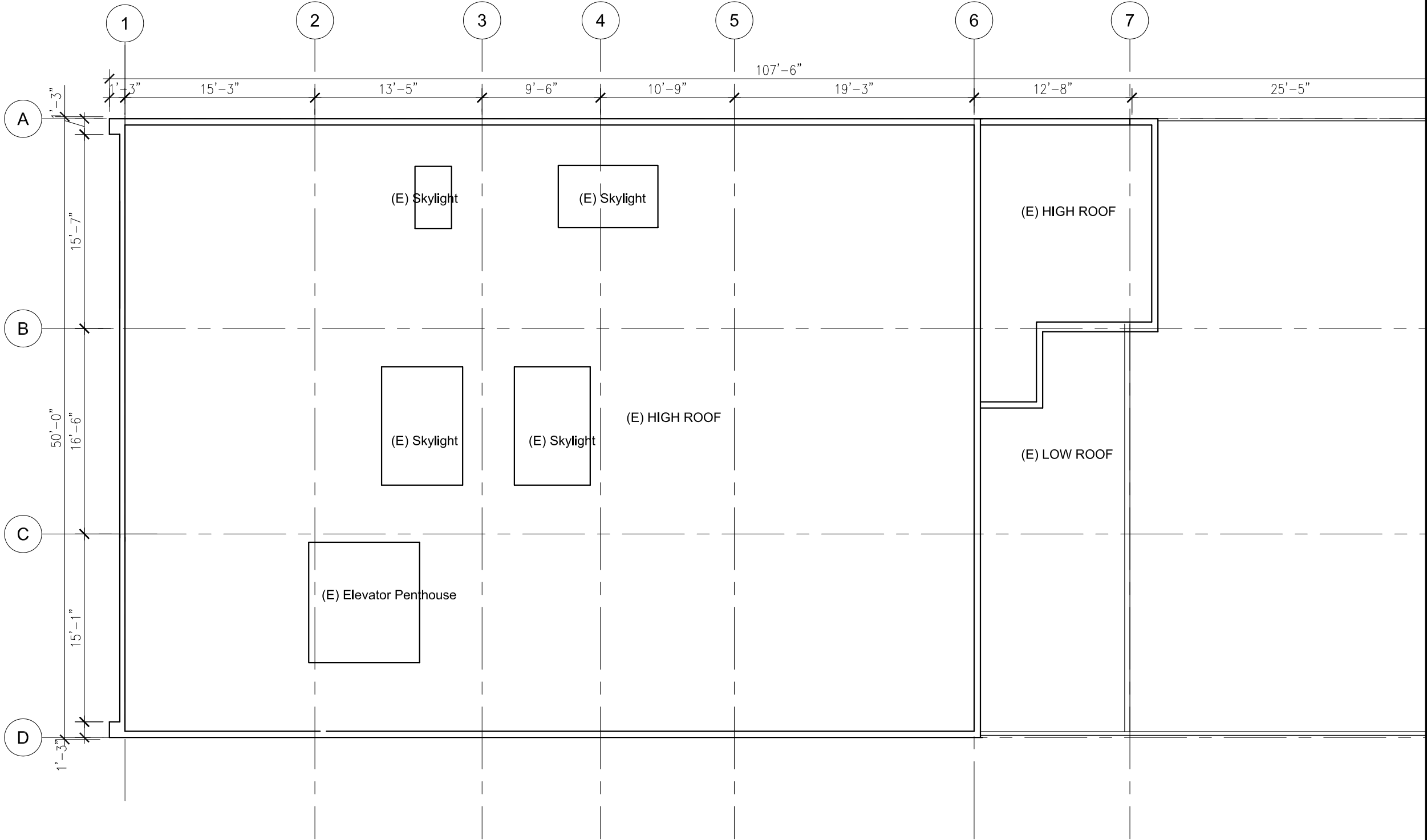
Date:	03/10/15
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Project Name:	1656 Post Street
Project No.	14008.00

Drawing Title:

EXISTING
ROOF PLAN

Sheet No.

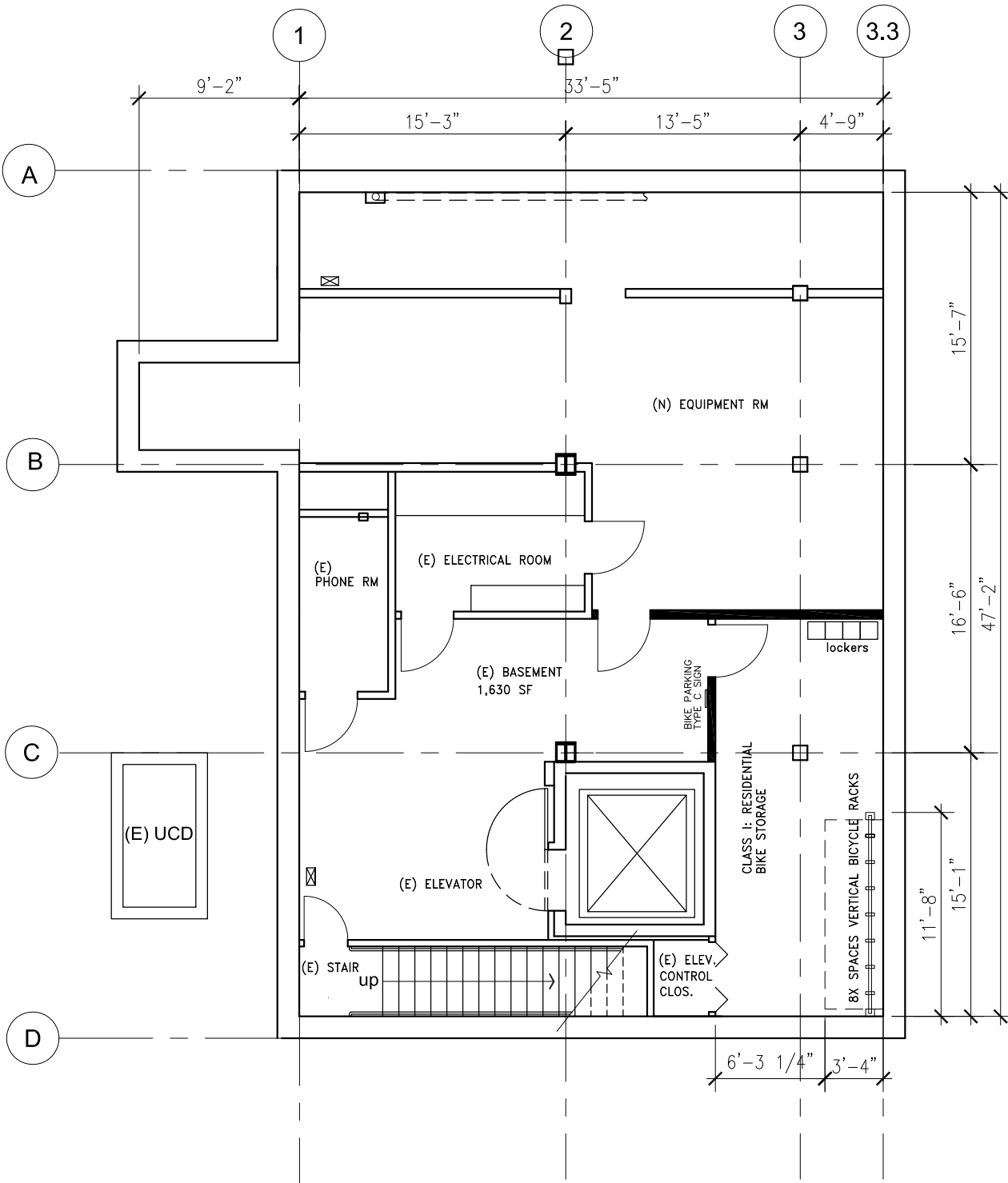
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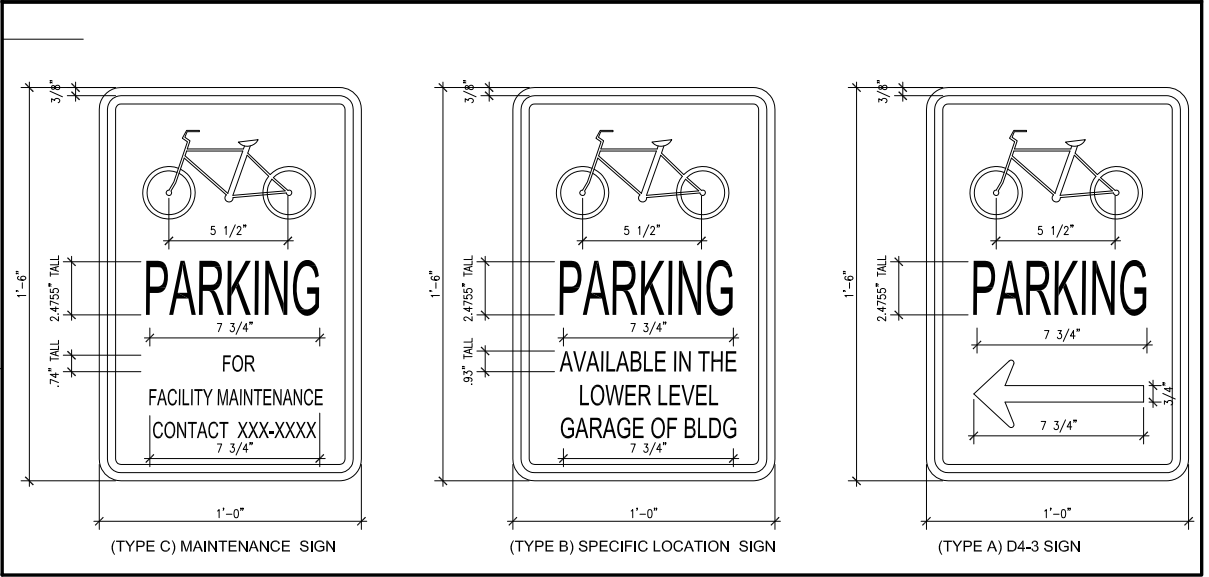
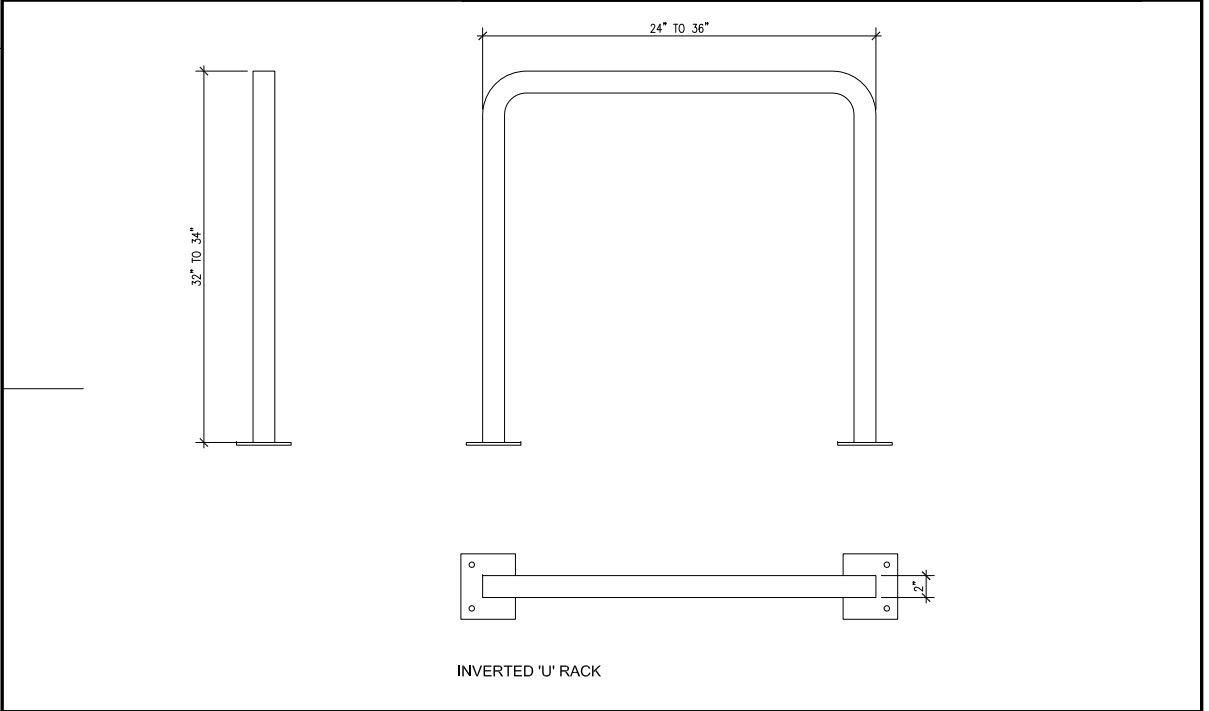
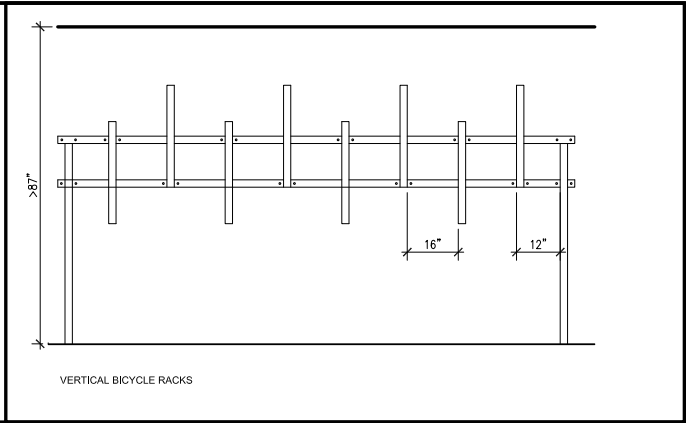
1 Existing Roof Plan
A2.04 SCALE: 1/4" = 1'-0"

LEGENDS:

- (E) WALL TO REMAIN
- (N) WALL
- (E) WALL TO BE DEMO



1 Proposed Basement Plan
A2.10 SCALE: 1/4" = 1'-0"



- LEGENDS:
- (E) WALL TO REMAIN
 - (N) WALL
 - (E) WALL TO BE DEMO



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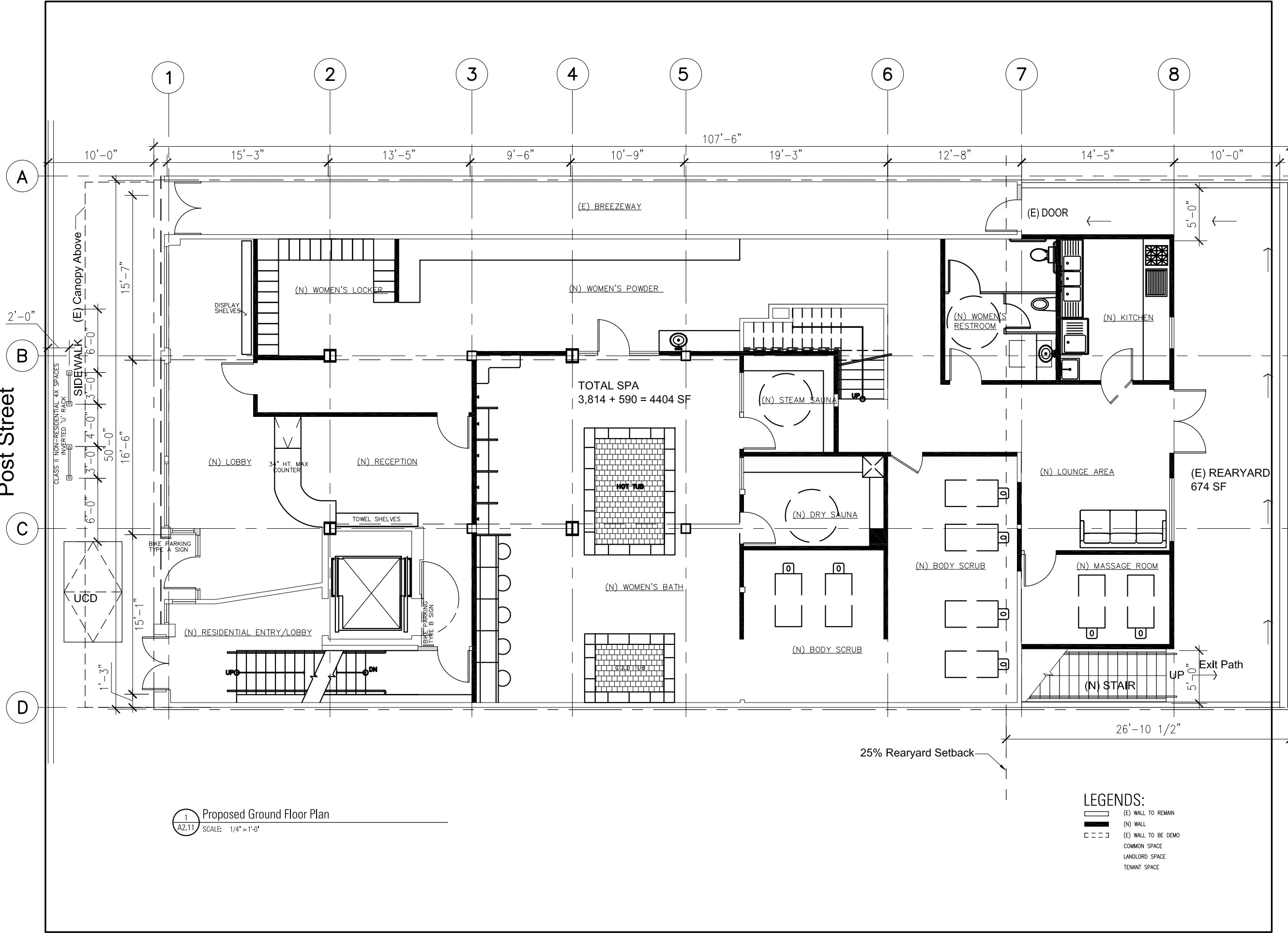
Date: 03/10/15
Scale:
Project Name: 1656 Post Street
Project No. 14008.00

Drawing Title:
PROPOSED
BASEMENT PLAN

Sheet No.

A2.10

Post Street



1 Proposed Ground Floor Plan
A2.11 SCALE: 1/4" = 1'-0"

LEGENDS:

- (E) WALL TO REMAIN
- (N) WALL
- (E) WALL TO BE DEMO
- COMMON SPACE
- LANDLORD SPACE
- TENANT SPACE



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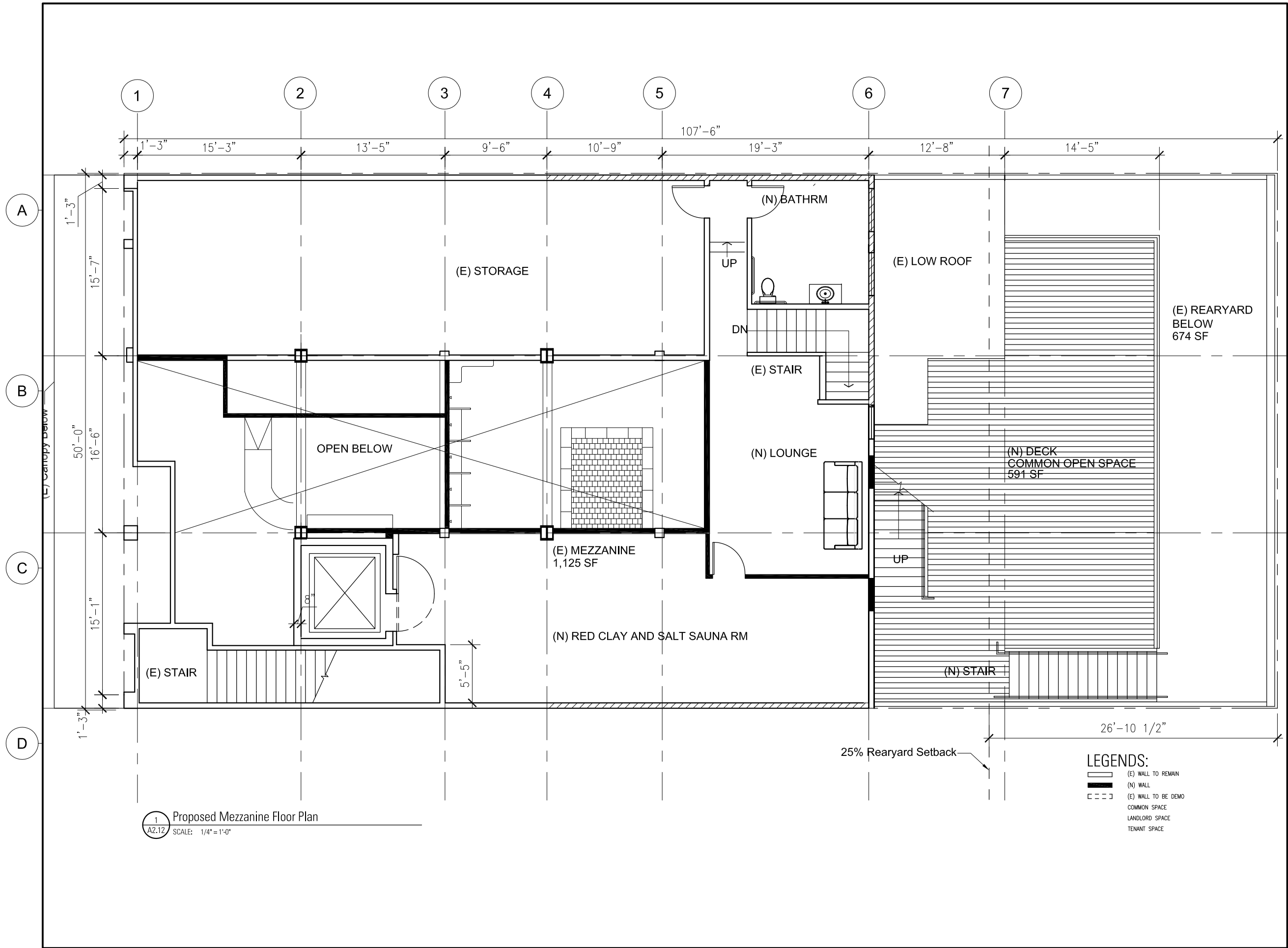
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Drawing Title:
PROPOSED
GROUND FLOOR PLAN

Sheet No.
A2.11



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Drawing Title:

PROPOSED
MEZZANINE FLOOR PLAN

Sheet No.

A2.12



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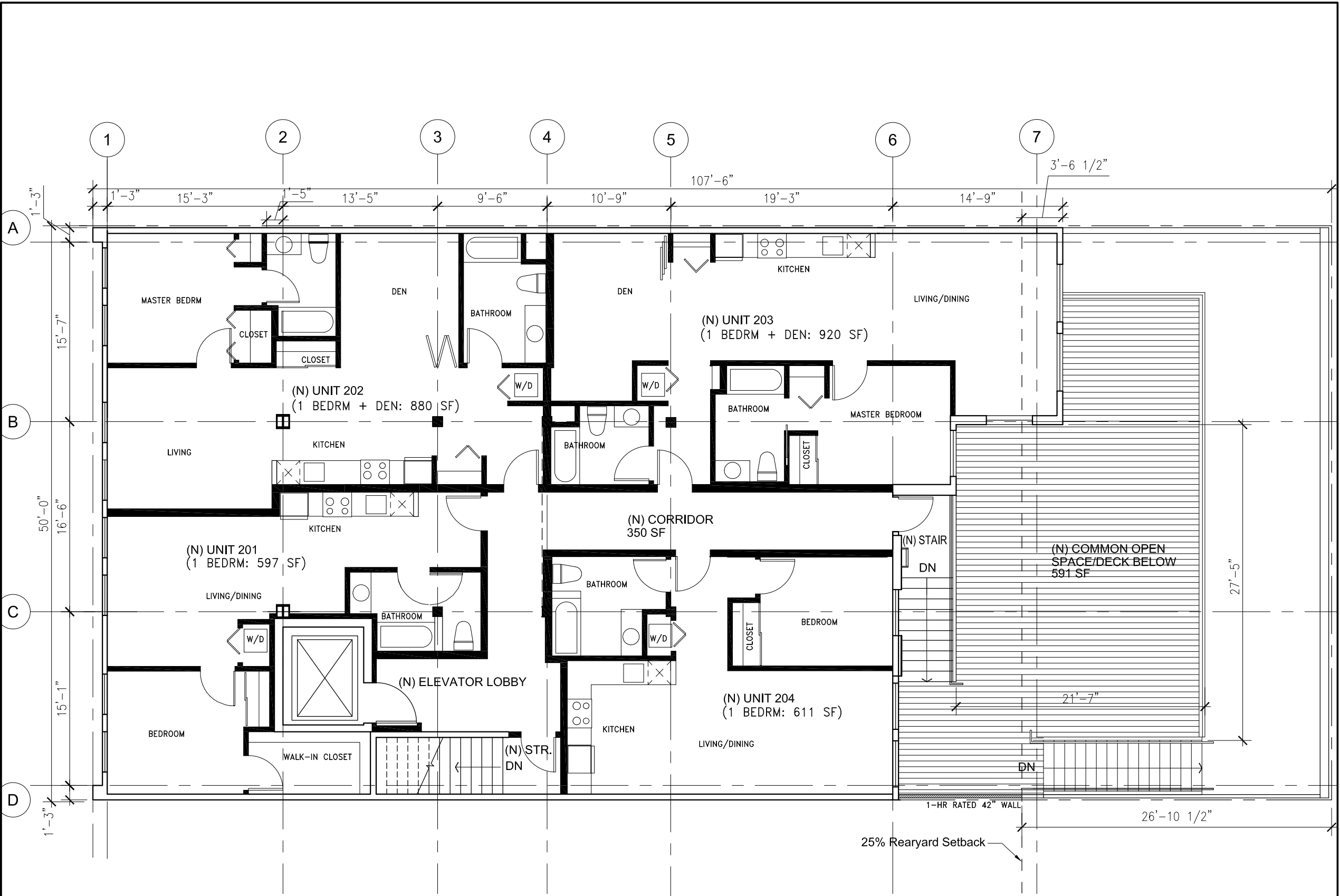
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Scale:	
Project Name:	1656 Post Street
Project No.	14008.00

Drawing Title:
**PROPOSED
2ND FLOOR PLAN**

Sheet No.

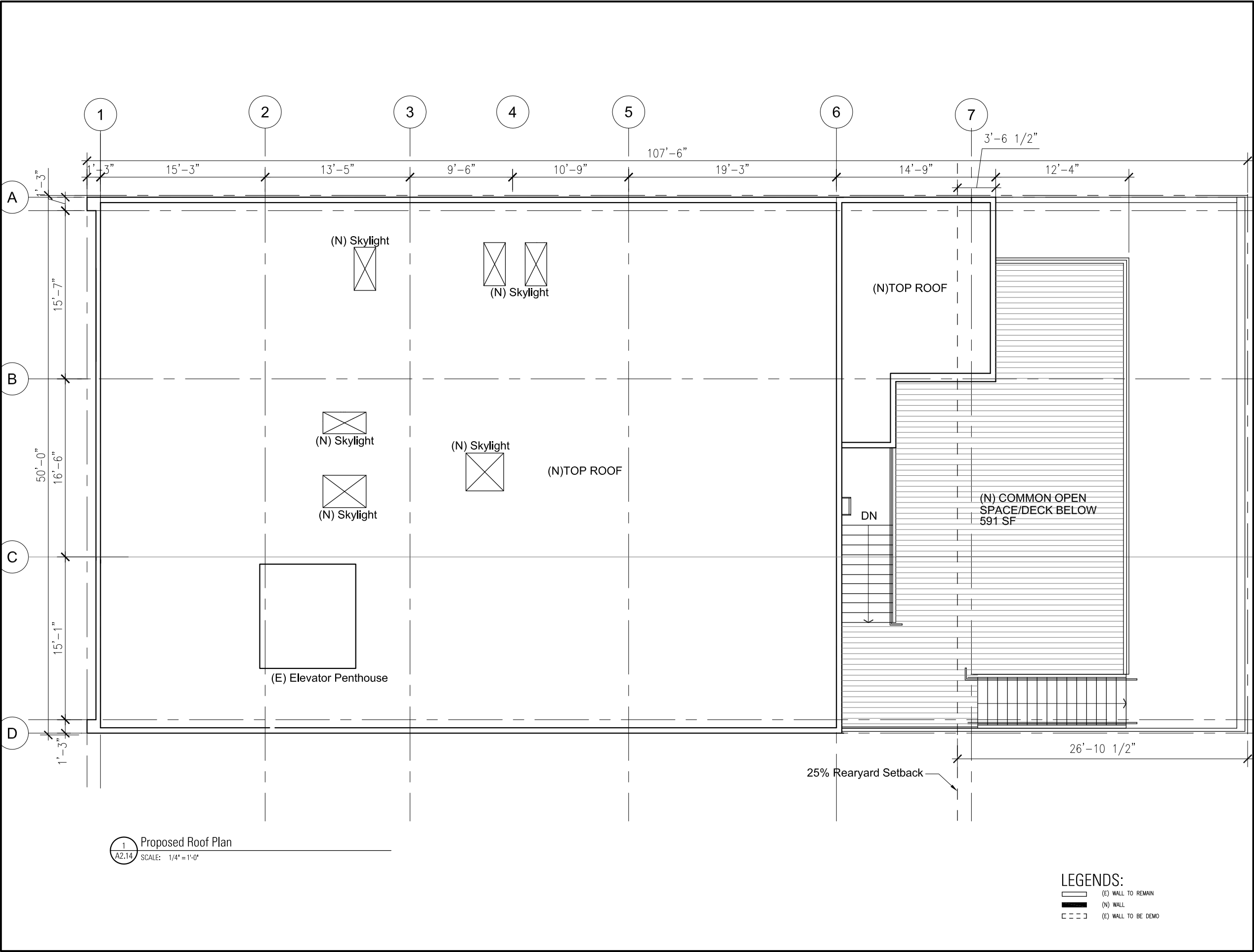
A2.13



1
A2.13
Proposed Second Floor Plan
SCALE: 1/4" = 1'-0"

LEGENDS:

- (E) WALL TO REMAIN
- (N) WALL
- (E) WALL TO BE DEMO



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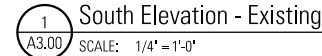
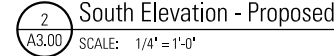
Date:	03/10/15
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Project Name:	1656 Post Street
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Drawing Title:

PROPOSED
ROOF PLAN

Sheet No.

A2.14



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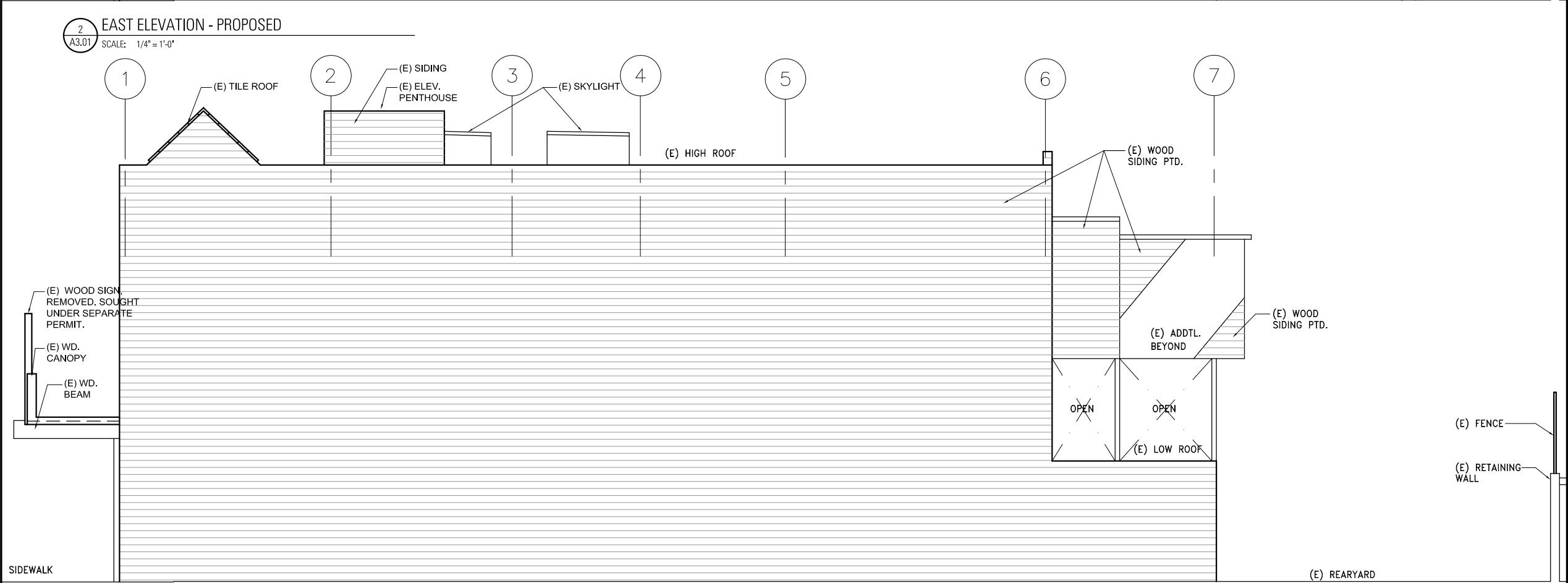
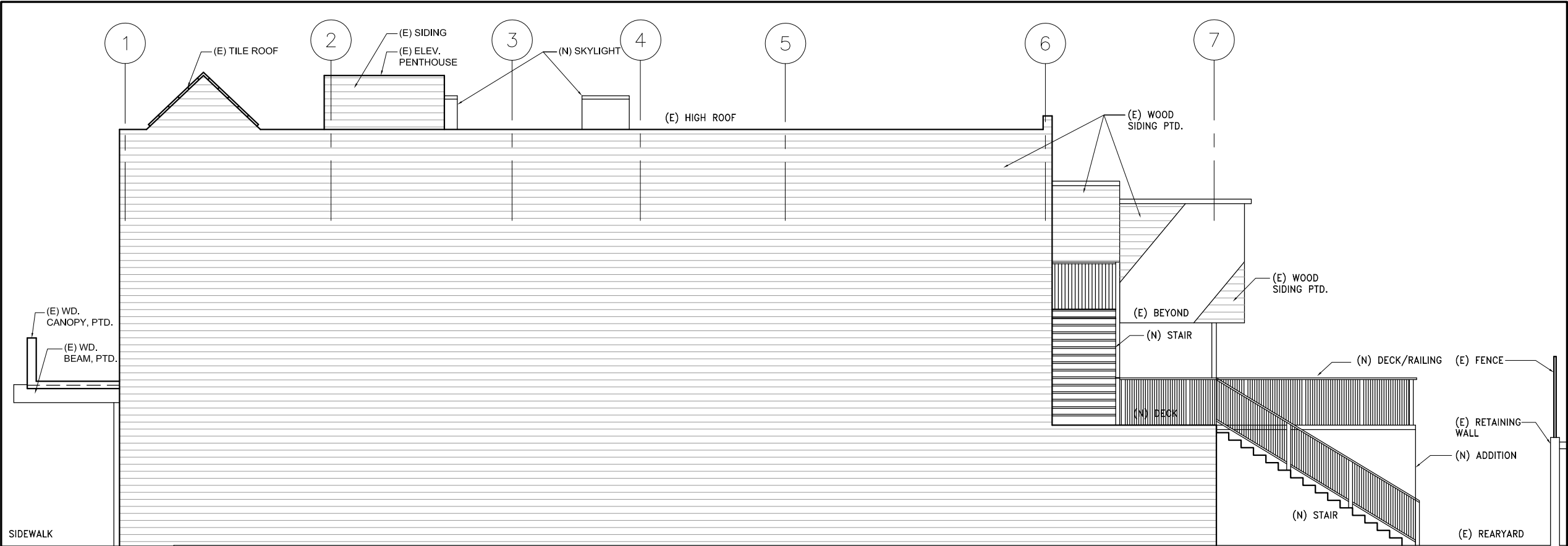
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Drawing Title:

EXISTING/PROPOSED
SOUTH ELEVATIONS

Sheet No.

A3.00



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Date: 03/10/15
Scale:
Project Name: 1656 Post Street
Project No. 14008.00

Drawing Title:
EXISTING/PROPOSED
EAST ELEVATIONS

Sheet No.
A3.01



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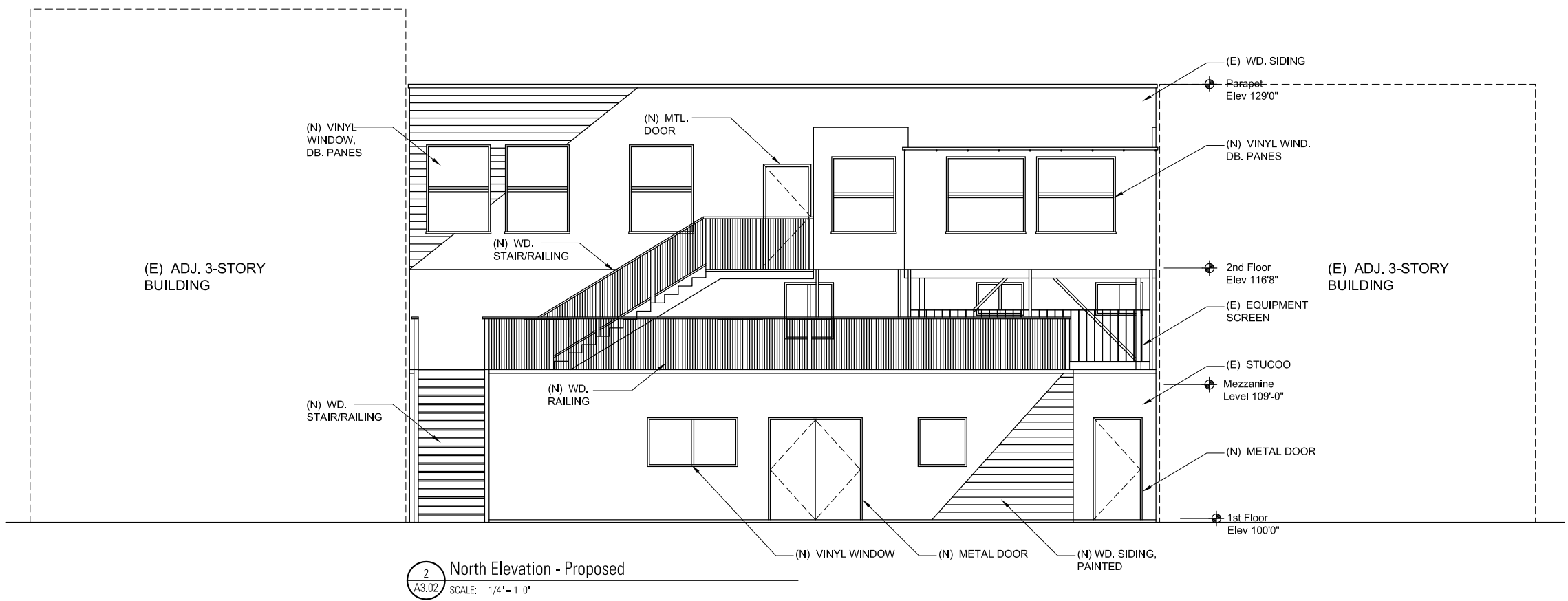
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Project No.	14008.00

Drawing Title:
EXISTING/PROPOSED
NORTH ELEVATIONS

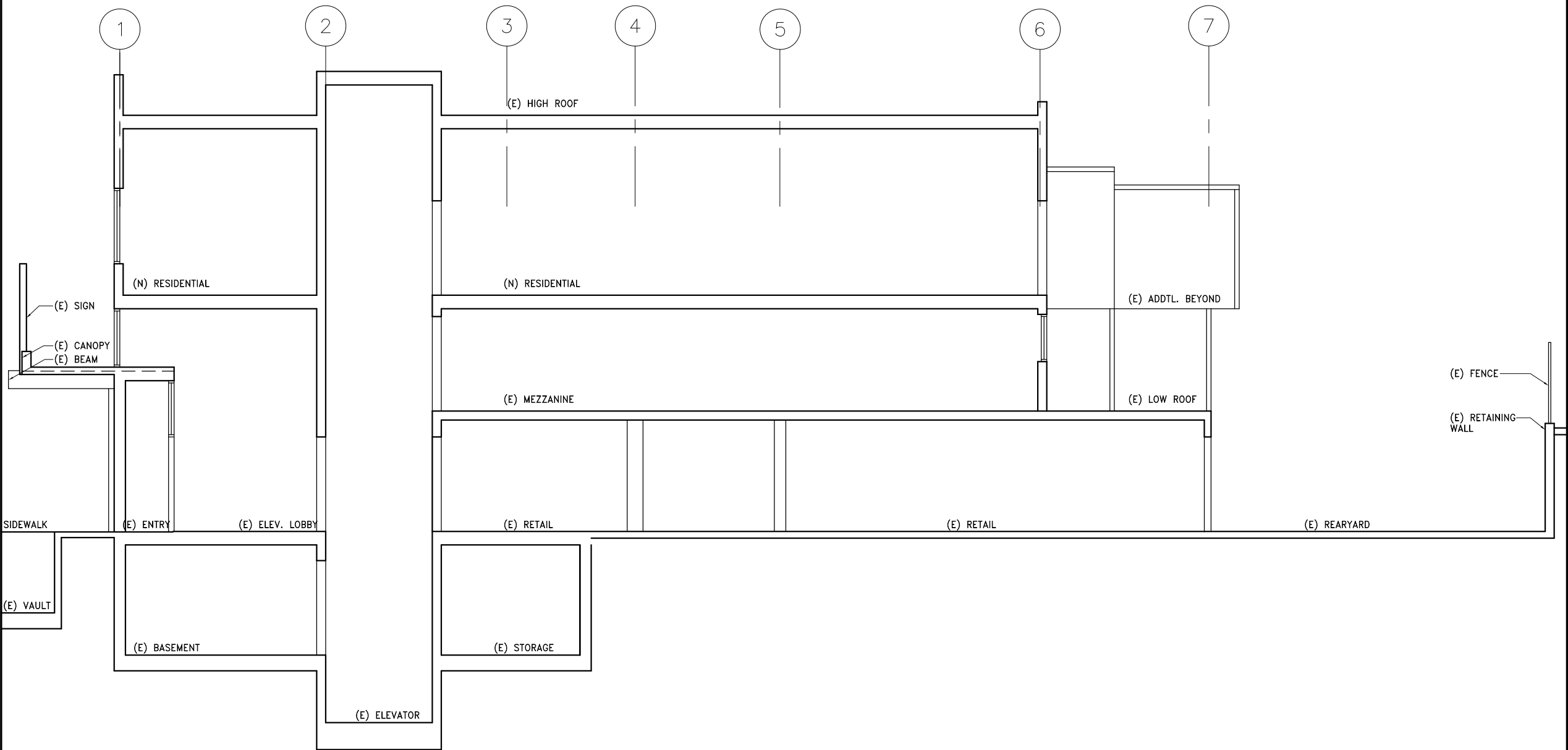
Sheet No.
A3.02





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Drawing Title:

EXISTING
BUILDING SECTION

Sheet No.

A3.03



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Drawing Title:

PROPOSED
BUILDING SECTION

Sheet No.

A3.04

