

SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JULY 6, 2017

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377**

Date:	June 27, 2017
Case No.:	2016-016335CUA
Project Address:	723 Taraval Street
Zoning:	NC-2 (Neighborhood Commercial, Small Scale)
	40-X Height and Bulk District
Block/Lot:	2408/052
Project Sponsor:	Juancho C. Isidoro, Jr.
	1801 Fillmore Street
	San Francisco, Ca 94115
Staff Contact:	Cathleen Campbell – (415) 575-8732
	cathleen.campbell@sfgov.org
Recommendation:	Approval with Conditions

PROJECT DESCRIPTION

The project proposes to expand an existing Massage Establishment (dba "Perfect Foot Massage Center") use approximately 1,538 square-foot within an existing commercial tenant space. The applicant proposes to change the use of the tenant space from a business/professional office (Administrative Services) to a Massage Establishment (DPA Perfect Foot Massage Center). The proposed Massage Establishment use expansion adds three private treatment rooms for full body massage and open area containing two additional seats for chair massage. The expansion also includes the addition of a sauna and steam room.

The proposal requires Conditional Use Authorization pursuant to Planning Code Sections 303, 711.54, and 790.60 to allow the expansion and change of use from Administrative Services to Massage Establishment, within the NC-2 (Neighborhood Commercial, Small Scale) Zoning District and the 40-X Height and Bulk District.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of Taraval Street between 18th and 17th Streets, Block 2408, Lot 052. The property is located within the NC-2 (Neighborhood Commercial, Small Scale) Zoning District and the 40-X Height and Bulk District.

The parcel measures approximately 5,000 square feet and is developed with a four-story mixed-use building constructed circa 2000, containing six residential dwelling-units and two ground floor commercial tenant spaces. The existing Massage Establishment (dba "Perfect Foot Massage Center")

contains approximately 28 feet of frontage and approximately 1,470 gross square feet of floor area. The proposed expansion includes the merger of existing tenant space located directly behind the Massage Establishment, which goes by the address 723B Taraval Street. This tenant space is currently accessed by a gate located toward the east corner of the frontage. The subject ground floor tenant space 723B Taraval Street is currently vacant, although previously occupied by Administrative Services office.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located mid-block on Taraval Street between 17th and 18th Avenues, in the Parkside Neighborhood. To the east of the Subject Property are three mixed-use buildings, with ground floor businesses including Victor's bakery, Super Hair Cuts, and Sunny Cleaners. To the west of the Subject Property are several other mixed-use buildings, with ground floor businesses including Sunny Cleaners, The Lost Sock (laundromat), a General Dentistry office, and Stop & Save Liquors. Directly across the street at 730 Taraval Street is the Safeway grocery store. The Project site is located in an NC-2 District with a variety of neighborhood-serving uses. The surrounding residential properties on 17th and 18th Avenues are zoned RH-1 (Residential, House, One-Family).

The Project Site is located in an NC-2 District, which is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

Most new commercial development is permitted at the ground and second stories. Neighborhoodserving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services and medical, business and professional offices. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

ENVIRONMENTAL REVIEW

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

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 16, 2017	June 13, 2017	23 days
Posted Notice	20 days	June 16, 2017	June 14, 2017	22 days
Mailed Notice	20 days	June 16, 2017	June 16, 2017	20 days

HEARING NOTIFICATION REQUIREMENTS

The proposal requires a section 312 neighborhood notification, which was conducted in conjunction with the requirement hearing notification for the Conditional Use Authorization.

PUBLIC COMMENT

• As of June 27, 2017, the Planning Department has not received any public comment in support of or in opposition to the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- Conditional Use was authorized by the Planning Commission via Motion No.17953 on September 24, 2009 to allow a Massage Establishment within the existing tenant space.
- Planning Code Section 303(n) establishes additional criteria for the Planning Commission to consider when reviewing applications that propose massage use. Findings have been included in the Draft Motion for the Commission's consideration.
 - Whether the applicant has obtained and maintains a permit for a massage establishment from the Department of Public Health;
 - Whether the façade is transparent and open to the public, with a preference for transparency; and
 - Whether the use includes pedestrian-oriented lighting, encouraging lighting during the post-sunset hours of operation;
 - Whether the use is reasonably oriented to facilitate public access. Barriers that make the entrance to the use more difficult than to an average service provider in the area are to be strongly discouraged. These include, but are not limited to, foyers equipped with double doors that can be opened only from the inside and security cameras.

REQUIRED COMMISSION ACTION

For the project to proceed, the Commission must grant Conditional Use authorization to expand an existing Massage Establishment use into an existing commercial tenant space, within the NC-2 (Neighborhood Commercial, Small Scale) Zoning District and the 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- No existing tenants will be displaced by this project; the proposal is to expand the services offered by the current commercial tenant.
- The project is necessary and desirable as it will expand the range of therapeutic services available to persons residing or working in the neighborhood.
- The site is well-served by public transportation, including Muni lines *MUNI bus lines: the 28, 28L, 48, and L lines.*
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions

Attachments:

Block Book Map Sanborn Map Zoning Map Aerial Photograph Site Photograph Project Sponsor Submittal

Exhibit Checklist

\square	Executive Summary	\square	Project sponsor submittal
\square	Draft Motion		Drawings: Existing Conditions
\square	Environmental Determination		Check for legibility
\square	Zoning District Map		Drawings: Proposed Project
	Height & Bulk Map		Check for legibility
\square	Block Book Map		Health Dept. review of RF levels
\square	Sanborn Map		RF Report
\square	Aerial Photos		Community Meeting Notice
	Context Photo		Public Correspondence
\square	Site Photo		

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

_____WF_____

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- □ Affordable Housing (Sec. 415)
- □ Jobs Housing Linkage Program (Sec. 413)
- □ Downtown Park Fee (Sec. 412)
- □ First Source Hiring (Admin. Code)
- $\hfill \Box$ Child Care Requirement (Sec. 414)
- Other

Planning Commission Draft Motion

HEARING DATE: JULY 6, 2017

Date:	June 27, 2017
Case No.:	2016-016335CUA
Project Address:	723 Taraval Street
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	40-X Height and Bulk District
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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 711.54, AND 790.60 OF THE PLANNING CODE TO ALLOW A MASSAGE ESTABLISHMENT (DBA PERFECT FOOT MASSAGE CENTER) WITHIN THE NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL-SCALE) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 22, 2016, Juancho C. Isidoro, Jr. (Project Sponsor) filed an application (hereinafter "Application") with the Department for Conditional Use Authorization under Planning Code Sections 303, 711.54, and 790.60, to expand an existing Message Establishment (dba Perfect Foot Massage Center) in an existing commercial tenant space within the NC-2 (Neighborhood Commercial, Small-Scale) Zoning District and 40-X Height and Bulk District.

On June 16, 2017, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Application No. 2016-016335CUA.

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Planning Information: 415.558.6377 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 Project Sponsor, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-016335CUA, 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. The project is located on the south side of Taraval Street, between 17th and 18th Avenues, Block 2408, Lot 052, within the NC-2 (Neighborhood Commercial, Small-Scale) District with a 40-X Height and Bulk District. The parcel measures approximately 5,000 square feet and is developed with a four-story mixed-use building, constructed circa 2000, containing six residential dwelling-units and two ground floor commercial tenant spaces. The existing Massage Establishment (dba Perfect Foot Massage Center) occupies approximately 28 feet of frontage and approximately 1,470 gross square feet of floor area. The proposed expansion includes the existing tenant space located directly behind the Massage Establishment, which goes by the address 723B Taraval Street. This tenant space is currently accessed by a gate located toward the east corner of the frontage. The subject ground floor tenant space 723B Taraval Street is currently vacant, although previously occupied by Administrative Services office.
- 3. **Surrounding Neighborhood.** The Project Site is located mid-block on Taraval Street between 17th and 18th Avenues, in the Parkside Neighborhood. To the east of the Subject Property are three mixed-use buildings, with ground floor businesses including Victor's bakery, Super Hair Cuts, and Sunny Cleaners. To the west of the Subject Property are several other mixed-use buildings, with ground floor businesses including Shimo Sushi Bar, Sunny Cleaners, The Lost Sock (laundromat), a General Dentistry office, and Stop & Save Liquors. Directly across the street at 730 Taraval Street is the Safeway grocery store. The Project site is located in an NC-2 District with a variety of neighborhood-serving uses. The surrounding residential properties on 17th and 18th Avenues are zoned RH-1 (Residential, House, One-Family).

The Project Site is located in an NC-2 District, which is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison

shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services and medical, business and professional offices. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

4. **Project Description.** The project proposes to expand an existing Massage Establishment use (dba Perfect Foot Massage Center) in an approximately 1,538 square-foot commercial tenant space. The proposed expansion includes an existing tenant space located directly behind the Massage Establishment, which goes by the address 723B Taraval Street. The applicant proposes to change the use of the tenant space from a business/professional office (Administrative Services) to a Massage Establishment (dba Perfect Foot Massage Center). The commercial space is currently vacant. The proposal includes minor tenant improvements, but no building expansion. The proposed Massage Establishment use expansion adds three private treatment rooms for full body massage and open area containing two additional seats for chair massage. The expansion also includes the addition of a sauna and steam room.

Conditional Use was authorized by the Planning Commission via Motion No.17953 on September 24, 2009 to allow a Massage Establishment within the existing tenant space.

The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. The proposal is a change of use to a massage establishment, which requires Section 312-neighborhood notification and Conditional Use Authorization.

- 3. **Public Comment**. As of June 27, 2017, the Planning Department has not received any public comment regarding this proposal.
- 4. **Planning Code Compliance:** The Commission finds that the project is consistent with the relevant provisions of the Planning Code in the following manner:
 - **A. Off-Street Parking.** Pursuant to Planning Code Section 151, off-street vehicle parking is not required for retail uses occupying less than 5,000 square feet of floor area.

The subject tenant space contains approximately 2,200 square-feet of occupied floor area (3,008 square feet of gross floor area) and thus does not require any off-street parking.

B. Hours of Operation. Pursuant to Planning Code Section 711.27, the principally permitted hours of operation are from 6:00 AM to 2:00 AM, every day.

Although the hours of operation permitted in the NC-2 are from 6:00 a.m. to 2:00 a.m., the hours of operation authorized in this Conditional Use Authorization shall be from 7:00 a.m. to 10:00 p.m., daily, per Condition of Approval No. 14.

- **C. Conditional Use Authorization.** Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. The project does comply with said criteria in that:
 - i. 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 Massage Establishment use is necessary and desirable in that it will expand the range of therapeutic services available to persons residing or working in the neighborhood. The proposal expands upon the offerings of the existing use which has been in place at this location for approximately eight years.

ii. 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:

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 proposed tenant change will not alter the existing appearance or character of the neighborhood. The existing tenant space has been used for Massage services for approximately eight years with no known negative effects to health, safety, or convenience of those residing or working in the area. The size, shape, and arrangement of the expansion is suitable for a Massage Establishment use and is not expected to have any negative effect on the health, safety, or convenience of those residing or working in the area.

iii. 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 massage establishment measuring 1,100 square-feet of occupied floor area in the NC-2 District. 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.

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

The Project is a change of use and expansion within an existing tenant space. The proposed massage establishment is not expected to generate noticeable levels of noxious or offensive emissions such as noise, glare, dust and odor.

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

The Project is not expected to create any constant demand for on-street loading as there are only occasional supplies delivered in association with a massage establishment. The Department shall review all lighting and signs proposed for the new business in accordance with Condition of Approval No. 7 of Exhibit A.

vi. 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.

vii. That the use as proposed would provide development that is in conformity with the purpose of the applicable Use District.

The Project is consistent with the stated purposed of NC-2 Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the surrounding neighborhoods during daytime hours.

- **D. Planning Code Section 303(n)** establishes the following criteria for the Planning Commission to consider when reviewing applications that propose a massage use:
 - i. Whether the applicant has obtained, and maintains in good standing, a permit for a Massage Establishment from the Department of Public Health pursuant to Section 29.251 of the San Francisco Health Code;

The Applicant has a massage permit with the Department of Public Health. Condition of Approval No. 4 ensures that the Applicant maintains – in good standing – the Massage Establishment Permit with the Department of Public Health. Failure to do so may result in this Conditional Use Authorization being revoked by the Planning Commission.

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

a. active street frontage of at least 25 feet in length where 75 percent of that length is devoted to entrances to commercially used space or windows at the pedestrian eye-level;

The street frontage for this massage use measures approximately 28 feet, with approximately 23 feet devoted to the tenant space entrance or windows at the pedestrian eye-level.

b. windows that use clear, untinted glass, except for decorative or architectural accent;

All of the subject tenant space's windows are made of clear, un-tinted glass.

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

The proposal does not include any railings or decorative grille work.

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

In order to ensure pedestrian-oriented lighting, San Francisco recommends 1.2 foot candles per square foot of frontage, with the source of light installed no than 12 feet above grade. The proposal includes lighting above the entrance of the subject tenant space, installed 8'-6" above grade. The existing 40 watt incandescent bulb casts 450-500 lumens of light. The City recommends that luminire spacing be approximately five times its mounting height in order to provide adequate pedestrian oriented lighting. The existing light will cover an area of 420 square feet of frontage in front of the subject tenant space, which demands approximately 500 lumens, according to our simple calculation (1.2 foot candles=X lumens/420 square feet of frontage). The entirety of the subject tenant space could be lit with one 40 watt fixture that is properly shielded towards the walk and thus meets the criterion for providing adequate pedestrian oriented lighting.

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

The large room dedicated to eight massage chairs is directly accessible from the front entrance. The addition of two massage chairs will be added in an adjacent open room. To further facilitate public access, Condition of Approval No. 9 requires the removal of waiting room door and wall surround, which were not constructed with permit. The original construction plans for this building show this area to be directly open to the main tenant space.

5. **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 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKINIG 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 use will provide desirable services and employment opportunities to individuals in the neighborhood. The Project will provide net benefits to the community because the proposed use will reuse a vacant commercial tenant space and help to activate this NC-2 corridor. Furthermore, 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 proposal seeks to expand upon the existing massage services currently provided. Approval of this Conditional Use will allow this neighborhood-serving business to offer a wider variety of services which will help it to remain competitive and viable in this commercial corridor.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment opportunities for unskilled and semi-skilled workers.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The Project represents a reuse of ground floor tenant space to serve residents of the Parkside Neighborhood, and patrons of the Taraval Street NC-2 District. The Perfect Foot Massage Center is a small, independently-owned business; they will not displace any commercial or industrial firms. The Project will provide enhanced opportunities for employment of neighborhood residents.

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 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.

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 will preserve and enhance the existing neighborhood-serving business by allowing the expansion of the services provided.

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

The proposal does not include any physical changes to the exterior of the building.

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

The project will have no effect on the City's supply of affordable housing.

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

The site is on Taraval Street, which is well served by public transit. It is presumable that the employees could commute by transit thereby mitigating possible impacts on street parking. The proposed business, as the size proposed, does not require any off-street parking. The Subject Property is within a few blocks of four MUNI bus lines: the 28, 28L, 48, and L lines.

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 proposal is a change of use and will have no effect on the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

The existing building is not a landmark. Exterior improvements are not proposed.

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

The project is a change of use and will have no effect on existing parks and open spaces.

- 7. 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.
- 8. 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. 2016-016335CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 28, 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. xxxx. 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 July 6, 2017

Jonas P. Ionin Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to convert an existing Chair Massage use to a Massage Establishment use, located at 404 Balboa Street, Block 1548, Lot 023 pursuant to Planning Code Sections 303, 711.54, and 790.60 within the **NC-2 (Neighborhood Commercial, Small Scale) Zoning District** and the **40-X** Height and Bulk District; in general conformance with plans, dated **August 9, 2016** and stamped "EXHIBIT B" included in the docket for Case No. **2016-016335CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 6, 2017** under Motion No. **xxxxx**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 6, 2017** under Motion No. **xxxxx**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. Validity. 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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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 - AFTER ENTITLEMENT

- 6. Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at* 415-575-6863, *www.sf-planning.org*
- 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, <u>www.sf-planning.org</u>

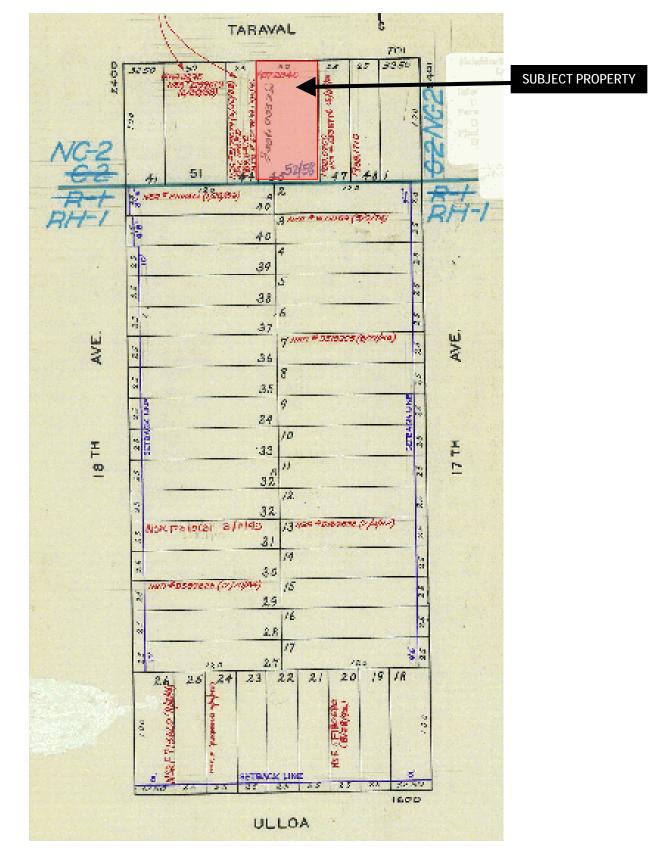
OPERATION

- 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, <u>http://sfdpw.org</u>
- **9. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works,* 415-695-2017, http://sfdpw.org
- 10. **Massage Establishments.** All massage establishments shall comply with the following standard massage use operation standards.
 - a. The entry to the massage treatment room shall remain directly visible from the public right-of-way. If any additional doors are required under the Building Code for emergency egress purposes, such door shall be labeled "for emergency use only" and shall have an audible alarm that will go off when the door is opened.
 - b. All interior alterations shall be reviewed by the Planning Department to verify compliance with these conditions.

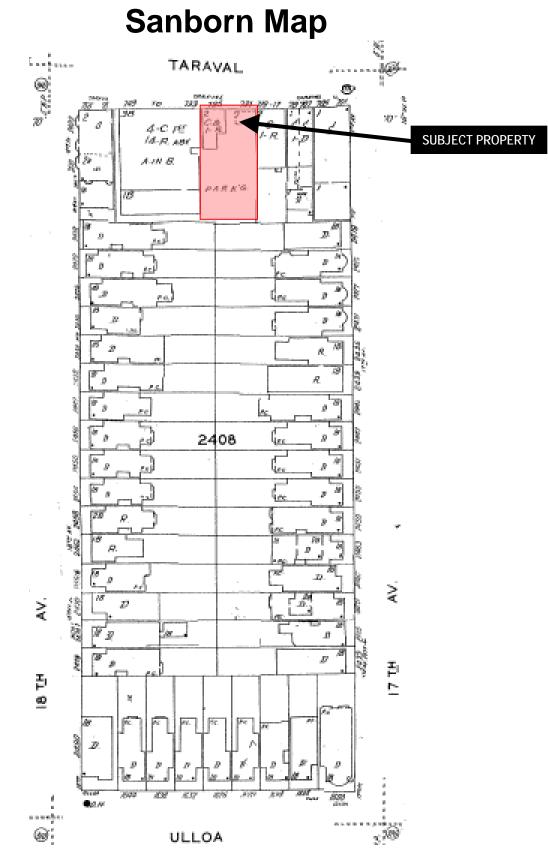
- c. No locks shall be allowed on any interior door of the business except that a lock for privacy may be permitted on the bathroom door.
- d. Any blinds or curtains located behind the storefront windows must be kept open during business hours to allow for visibility into the tenant space from the street. No obstructions shall be located in front of any of the storefront windows that would prevent such visibility.
- e. The front door to the business must be open during business hours. The use of buzzers or a security camera is not permitted.
- f. The massage establishment shall comply with the hours of operation outlined in Ordinance 140-09, approved on July 2, 2009. This Ordinance amended the Health Code to limit the hours of permitted operation for massage establishments from 7:00 am to 10:00 pm.
- g. All persons engaged in performing massage shall be licensed for that purpose by the State of California and the licenses shall be prominently displayed on walls of the business.
- h. The Planning Commission may revoke this Conditional Use authorization if the Department of Public Health revokes the health permit for massage.

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

Parcel Map







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



Zoning Map

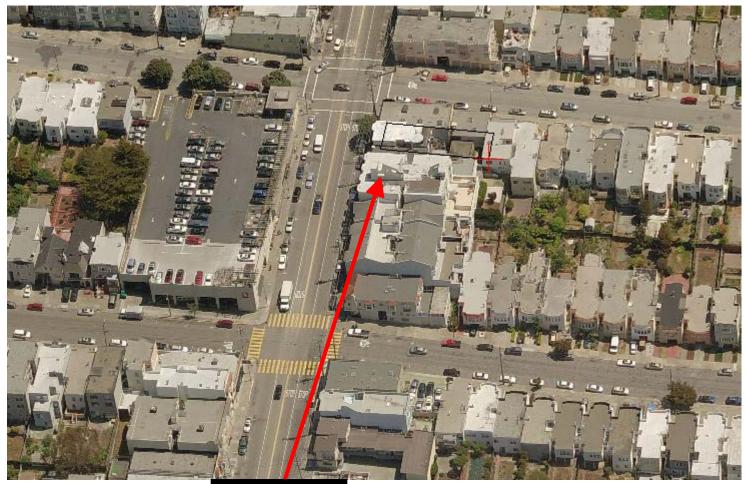






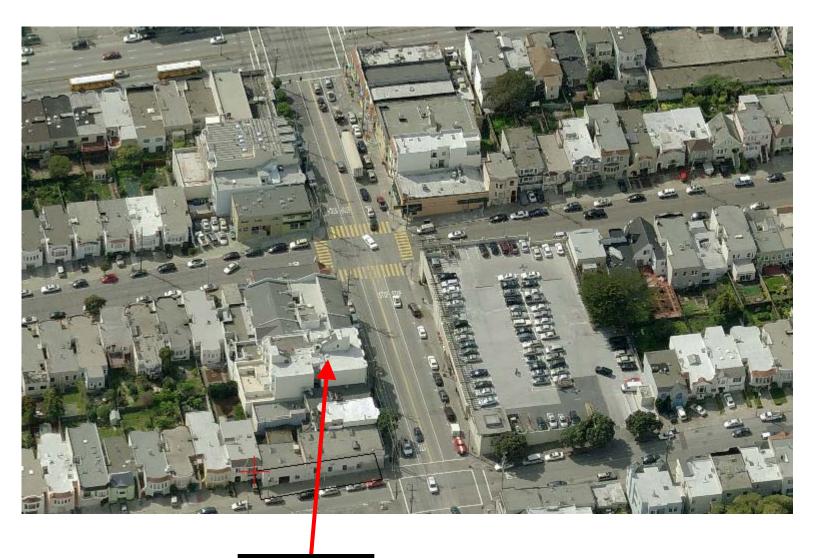
SUBJECT PROPERTY





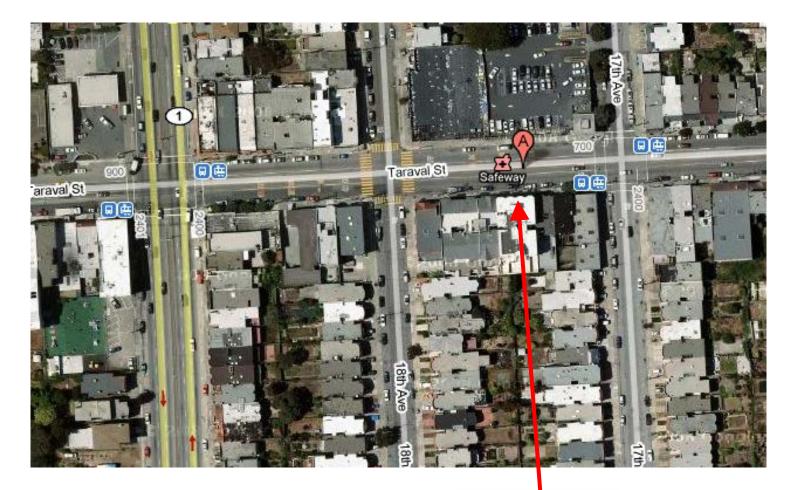
SUBJECT PROPERTY





SUBJECT PROPERTY





SUBJECT PROPERTY



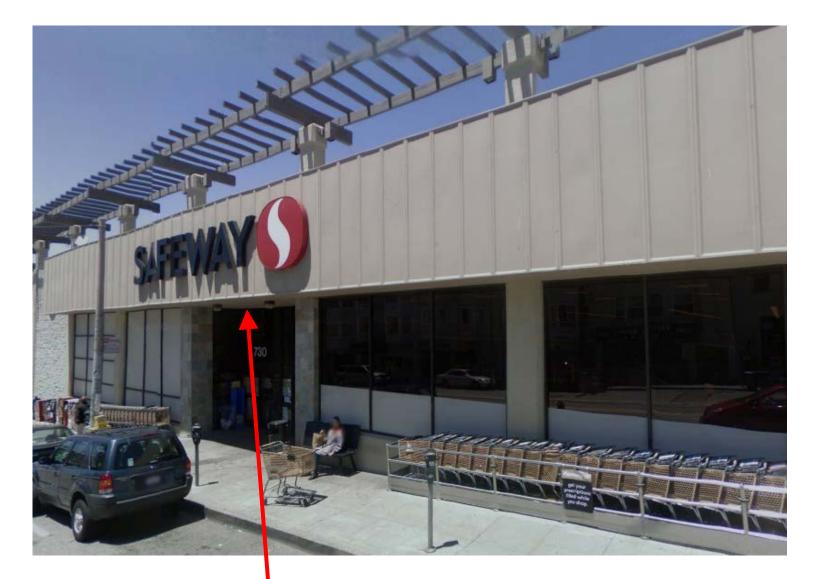
Context Photos



SUBJECT TENANT SPACE



Context Photos



ACROSS THE STREET FROM SUBJECT PROPERTY



Management Plan

OPERATION

A full Feet and Body Massage service shop expanding existing Body Massage to provide further capacity.

HOURS

Open 7 days a week 10:00 am to 10:00 pm

SERVICE/PRODUCTS

Feet Massage service and Body Massage service inside the shop.

STAFF

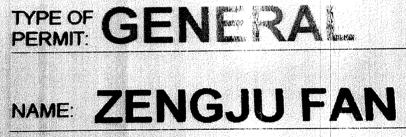
There will be four - five full time Licensed Massage Therapist(s). The staffs are encouraged to take the public transportation, live a healthy lifestyle and relieve traffic congestion.

HEALTH

The existing establishment is in good standing with the Health Department.

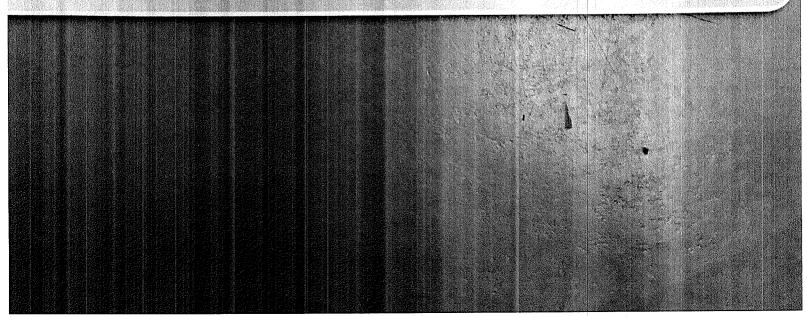
Permit #: 02235 MASSAGE PRAC IT ISSUED BY: SAN FRANCISCO DEPT OF PUBLIC HEALTH ENVIRONMENTAL HEALTH SECTION





Director of Public Mitchell H. Katz, MD Health

Date issued:02/08/2007









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FRAME AND HANG IN PLAIN VIEW

PERMIT TO OPERATE

AND CERTIFICATE OF SANITARY INSPECTION Issued according to the provisions of the San Francisco Health Code

AUTHORIZING conduct of the following class of

MASSAGE BUSINESS: H67 General Massage

ISSUED ON:

М-

Establishment

OPERATOR: Zeng Ju Fan

DBA: PERFECT FOOT MASSAGE CENTER

ADDRESS: 723 Taraval St.

San Francisco, CA 94116

DEPARTMENT OF PUBLIC HEALTH

Environmental Health Section City & County of San Francisco

EdWalsh

Inspector

Joseph Ossai for

Principal Inspector

December 12, 2009

0247

Valid only when accompanied by a receipt from the Tax Collector showing payment of current license fee. THIS PERMIT TO OPERATE MAY BE REVOKED OR SUSPENDED FOR CAUSE AND IS NOT TRANSFERABLE. CHANGE OF OWNERSHIP must be reported immediately.

PLANNING REQUIREMENTS

Massage use is permitted per PCS 303, 711.54 & 790.60

Hours of operation 7AM-10PM daily Any signage will be subject to review and approval of Planning Dept. prior to installation.

Director of Environmental Health

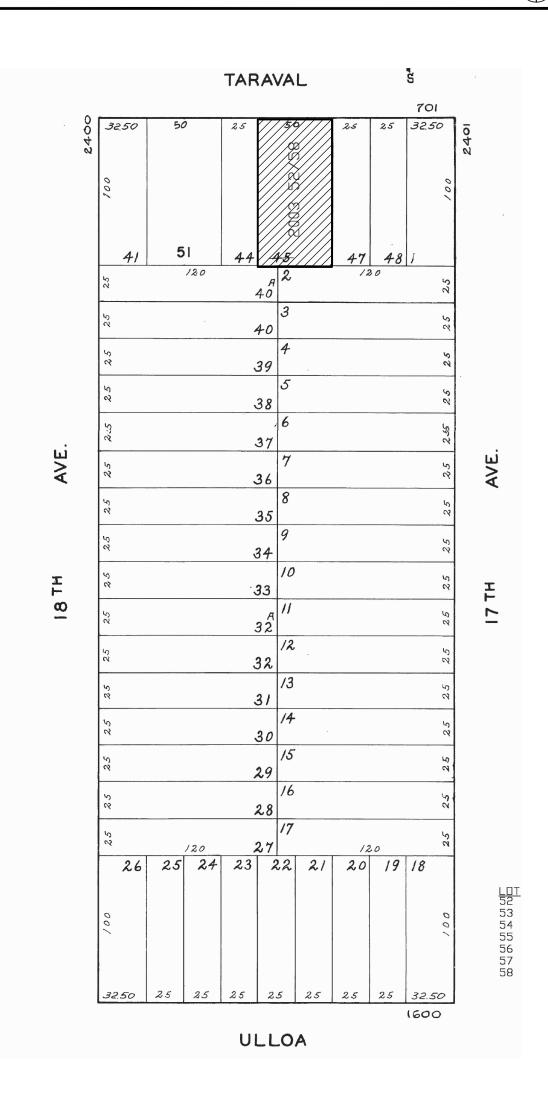
Mitched for **Public Health**

ABBREVIATIONS			Symbol	legend
R PROPERTY LINE & ANUGL Q ANUGL Q ANUGL Q CHANNEL Q DIAMETER OR ROUND J PERFINITE Q DIAMETER OR ROUND J PERFINITE A ABV B B B B B B	 PR. PR. PR. PR. PR. PR. PR. PR. PT. P.T.D. P.T.D. P.T.D. P.T.D. P.T.D. /R PT. P.T.D. P.T.S. Q. T. R. P.T.S. Q. T. R. REF. REF. REF. REF. REF. REF. REF.	LABORATORY LAMINATE LAVATORY LOCKER LAVATORY LOCKER LAVATORY LOCKER LAVATORY LOCKER LAVATORY LOCKER LAVATORY LOCKER LAVATORY LOCKER LAVATORY LOCKER LAVATORY LOCKER LAVATORY LOCKER LAVATORY LOCKER LAVATORY LOCKER LAVATORY LOCKER LAVATORY MATTERIAL MAXIMUM MEDELINE BOLT MEDUIN DENSITY FIBERBOARD MEDUINE BOLT MEDUIN DENSITY FIBERBOARD MEDUINE CAURER MANHOLE MEDUIN DENSITY FIBERBOARD MEDUINE CONTRACT MINEOR MOUNTER SCHARVOPENING MOUNTING MULLION NEW MOUNTER SCHAR MOUNTE MOUNTING MULLION NEW MOUNTER SCHAR MOUNTER MOUNTING MULLION NEW MOUNTER MOUNTING MULLION NEW MOUNTER MOUNTING MULLION NEW MOUNTER SCHAR NOT IN CONTRACT NUMEER NOT IN CONTRACT NUMEER NUMENT NUMEER NUMER NOT IN CONTRACT NUMEER NUMER NOT IN CONTRACT NUMEER NOT IN CONTRACT NUMEER NUMER NOT IN CONTRACT NUMEER NUMER NUMENT NUMER NU	$ \begin{array}{c} $	NORTH ARROW COLUMIN LINE/GRID LINE MATCH LINE WORK POINT CONTROL POINT CONTROL POINT CENTER LINE (DIMENSION LINE) PROPERTY LINE ELEVATION NUMBER SHEET NUMBER SECTION NUMBER SHEET NUMBER SECTION NUMBER SHEET NUMBER ELEVATION GROUP NUMBER SHEET NUMER<
FIN.FINISHFL.FLOORFLASH.FLASHINGFLUOR.FLUORESCENTF.O.C.FACE OF CONCRETEF.O.F.FACE OF FINISHF.O.P.FACE OF PLYWOODF.O.S.FACE OF STUDSFPRF.FIREPROOFF.S.FLOOR SINKFT.FOOT OR FEETFTG.FURRINGFURR.FURRINGFUT.FUTUREF.V.FIELD VERIFYGGA.GALV.GALVANIZEDG.B.GRAB BAR	T I.&G. T.B.R. TEL. TEMP. TER. THK. T.O.C. T.O.P. T.O.S. T.O.W. T.O.W. TOIL. T.P.D. T.R. T.R. T.V. T.W.G.	STRUCTURAL SUSPENDED SYMMETRICAL TONGUE AND GROOVE TOWEL BAR TO BE REMOVED TELEPHONE TEMPORARY TERRAZZO THICK TOP OF TOP OF CURB TOP OF CURB TOP OF FAVEMENT TOP OF SLAB TOP OF SLAB TOP OF WALL TOILET TOILET PAPER DISPENSER TRASH RECPTACLE TREAD TELEVISION TACKABLE WALL COVERING		(SURFACE MOUNTED) S.E.D. FLUOR. RECESSED LIGHTING: S.E.D. FLUOR. WALL SCONCE: S.E.D. SUSPENDED PENDANT LIGHT: S.E.D. WALL OUTLET DUPLEX WALL OUTLET FOURPLEX TELEPHONE/FAX/MODEM OUTLET NETWORK CABLE OUTLET EXHAUST FAN/LIGHT EXHAUST FAN/HEAT/LIGHT SWITCH OCCUPANCY SENSOR, WALL MOUNTED GAS LINE WATER LINE

GENERAL NOTES

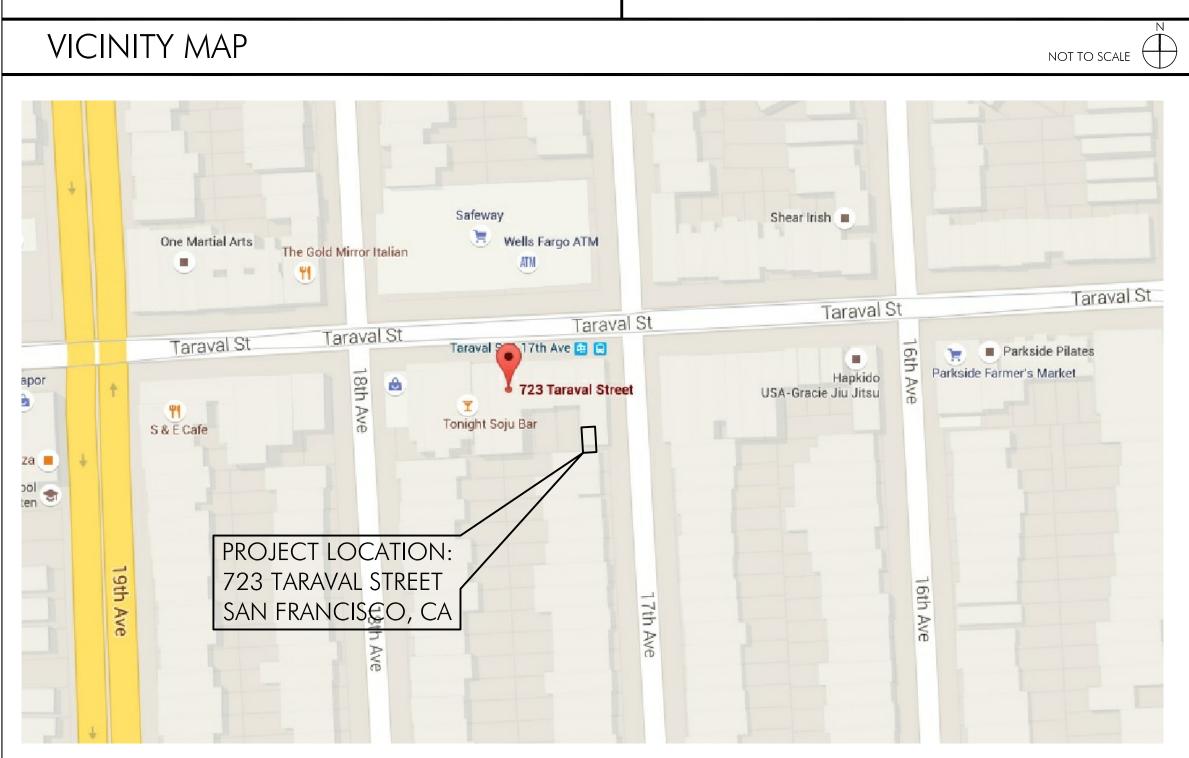
ASSESSOR PARCEL MAP

- 1. GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH SITE CONDITIONS, WITH THE CONTRACT DOCUMENTS, MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE PROJECT.
- 2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED FOR OR REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND requirements.
- 4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL BY THE CITY OF SAN FRANCISCO AND FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
- 5. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF FUTURE EQUIPMENT ARE PROVIDED.
- 6. THE GENERAL CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL, TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE OWNER'S REPRESENTATIVE AND ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
- 7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITION AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- 8. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. 9. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION NOTED. VERIFY
- DIMENSIONS AND ORIENTATION ON PLAN. 10. ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE
- TO ANY EXISTING ADJACENT BUILDINGS. 11. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB AND PREVENT DUST AND DEBRIS TO
- EMANATE FROM CONSTRUCTION AREAS. CONSTRUCTION DEBRIS SHALL BE 60% RECYCLED -CONFIRM W/ THE CITY OF SAN FRANCISCO RECYCLING SPECIALIST.
- 12. ALL FRAMING AND FURRED WORK SHALL BE PROPERLY LAID OUT, ACCURATELY PLUMBED, LEVELED, ALIGNED AND RIGIDLY SECURED IN PLACE.
- 13. CONTRACTOR TO PROVIDE AND INSTALL FIRE EXTINGUISHERS WHERE DESIGNATED ON PLAN OR REQUIRED BY CODES. SUBMIT LOCATIONS FOR ARCHITECT'S APPROVAL.
- 14. GENERAL CONTRACTOR AND SUBCONTRACTORS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
- 15. HVAC, PLUMBING, FIRE PROTECTION & SECURITY SYSTEMS TO BE DESIGN-BUILD BY GC. LAYOUTS SHOWN ON THESE DWGS ARE FOR DESIGN INTENT ONLY.
- 16. ALL ACCESSIBLE FEATURES SHALL MEET ACCESSIBILITY REQUIREMENTS PER DETAILS AND NOTES ON SHEETS OF HANDICAP ACCESSIBILITY STANDARDS & DIAGRAMS.
- 17. NO WORK DEFECTIVE IN CONSTRUCTION QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES, WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS AND DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- 18. THE GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT BEFORE STARTING THE WORK A SCHEDULE INDICATING REQUIRED CONSTRUCTION TIME FOR EACH CONTRACTOR & SUBCONTRACTOR'S WORK.
- 19. CONFIRM APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS REQUIRED BY THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF SPECIFIED PRODUCTS. REQUEST FOR SUBSTITUTIONS WILL NOT BE ACCEPTED AFTER CONSTRUCTION STARTS.
- 20. GENERAL CONTRACTOR TO SUBMIT REQUIRED SAMPLES, SHOP DRAWINGS AND PRODUCT DATA TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW ARCHITECT SUFFICIENT TIME TO REVIEW AND COMMENT. ARCHITECT'S REVIEW WILL BE FOR CONFORMANCE WITH DESIGN CONCEPT ONLY.
- 21. SUBMIT THREE SAMPLES OR THREE COPIES OF SCHEDULES AND PRODUCT DATA FOR EACH ITEM.
- 22. THE ARCHITECT WILL PREPARE A PRE-FINAL PUNCH LIST OF ITEMS FOR THE GENERAL CONTRACTOR TO COMPLETE. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING TO REQUEST A FINAL OBSERVATION AFTER ALL THE ITEMS ON THE PRE-FINAL PUNCH LIST HAVE BEEN CORRECTED.
- 23. ALL GWB PARTITIONS SHALL BE TAPED & SANDED SMOOTH W/ NO VISIBLE JOINTS. ALL SURFACES Shall be aligned & Sanded Smooth.
- 24. ALL DIMS. ARE F.O.S. TO F.O.S., U.N.O. DIMS. NOTED "CLEAR" OR "CLR" ARE MIN. REQUIRED DIMS. CLEARANCES MUST BE ACCURATELY MAINTAINED, & SHALL NOT VARY MORE THAN 1/8" W/O WRITTEN INSTRUCTION FROM THE ARCH'T. ALL DIMS. MARKED "CLEAR" SHALL BE MAINTAINED & SHALL ALLOW FOR THICKNESSES OF ALL FINISHES INCL. CARPET (& CUSHION), CERAMIC TILE, ETC.
- 25. DIMS MARKED + MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2" FROM INDICATED DIM., U.N.O.
- 26. ALL EXPOSED GYP. WALL BD. EDGES TO HAVE APPROPRIATE METAL EDGE TRIM.
- 27. ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE, & IN PROPER ALIGNMENT.
- 28. VERIFY FIELD CONDITIONS & FINISHES BEFORE ORDERING DOORS BOTTOM OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, INCL., BUT NOT LIMITED TO CARPET, TILE & THE LIKE, AS APPLICABLE, BY 1/4" MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY ALL SLAB CONDITIONS & CODE & INSTALLATION REQ'TS FOR FIRE-RATED DOORS.
- 29. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, U.N.O.
- 30. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- 31. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED BY CODE.
- 32. ALL STRUCTURAL (AMONG OTHER) DWGS SHALL BE THOROUGHLY CROSSREFERENCED AGAINST ARCHITECTURAL DWGS PRIOR TO WORK DONE - ANY CONFLICTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY.
- 33. BACKING PLATES IN PARTITIONS SHALL BE PROVIDED IN ALL AREAS WHERE REQUIRED, WHICH WILL INCLUDE BUT IS NOT LIMITED TO, OPENED & CLOSED SHELVING, COAT POLES & SHELVES, CABINETRY, COUNTERS, AND SUPPORT OF TRIM.
- 34. INSTALL ALL SIGNAGE AS REQUIRED BY CODE.



APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE W/ S.F. AMENDMENTS 2016 CALIFORNIA PLUMBING CODE W/ S.F. AMENDMENTS 2016 CALIFORNIA MECHANICAL CODE W/ S.F. AMENDMENTS 2016 CALIFORNIA ELECTRICAL CODE W/ S.F. AMENDMENTS 2016 CALIFORNIA FIRE CODE W/ S.F. AMENDMENTS 2016 CALIFORNIA ENERGY CODE, AS ADOPTED AND AMENDED BY THE CITY OF SAN FRANCISCO



PROJECT DATA

ADDRESS:	723 TARAVAL STREET SAN FRANCISCO, CA 94116
BLOCK / LOT:	2408 / 050 - 058 (7 LOTS)
ZONING:	NC-2: NEIGHBORHOOD COMMERCIAL, SMALL SCALE
HEIGHT & BULK DISTRICT:	40-X
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY GROUP:	R-2 OVER B
EXISTING BUILDING:	EXISTING 4-STORY MIXED-USE BUILDING W/ 6 DWELLING UNITS OVER COMMERCIAL GROUND FLOOR
LOT SIZE:	50' X 100'
LOT AREA:	5,000 GROSS S.F.
(E) MASSAGE AREA:	1,470 G.S.F.
(E) OFFICE AREA:	1,538 G.S.F PROPOSED CHANGE OF USE
(N) MASSAGE AREA:	3,008 G.S.F (N) TOTAL MASSAGE AREA

- TENANT IMPROVEMENT -



BLOCK/LOT: 2408 / 050-058

PROJECT DESCRIPTION

THE CONDITIONAL USE AUTHORIZATION (CUA) APPLICATION PROPOSES A CHANGE OF USE OF THE EXISTING OFFICE USE AT THE REAR PORTION OF THE GROUND FLOOR LEASE SPACE (TENANT SPACE 723B) AS MENTIONED ON ITEM 7 OF THE EXHIBIT A CONDITIONS OF APPROVAL FOR CASE NO. 2009.0629C APPROVED ON SEPT. 24, 2009, THEREBY ADDING TO AND EXTENDING THE FRONT MASSAGE USE SPACE (TENANT SPACE 723A) APPROVED BY THE SAME CASE NO. 2009.0629C.

PERMITS TO BE ISSUED SEPARATELY

BUSINESS SIGN PERMIT

DRAWING INDEX

COVER SHEET / VICINITY MAP A0.0 A1.0 A1.1

A1.2

A2.0

EXISTING SITE PLAN EXISTING AND PROPOSED FLOOR PLAN

ENLARGED EXISTING PLAN; TYPICAL ADA NOTES AND STANDARD DETAILS EXISTING AND PROPOSED EXTERIOR ELEVATION

DESIGNER: Juancho C. Isidoro, Jr. (415) 747.4776 i.designarch8@gmail.com

12.22.16	CONDITIONAL USE AUTHORIZATION
03.17.17	REVISIONS PER NOPRD #1
03.28.17	REVISIONS PER PLANNING COMMENTS

CONDITIONAL USE AUTHORIZATION

JOB NUMBER:

DRAWN BY:

CHECKED BY:

DATE: 12.22.2016

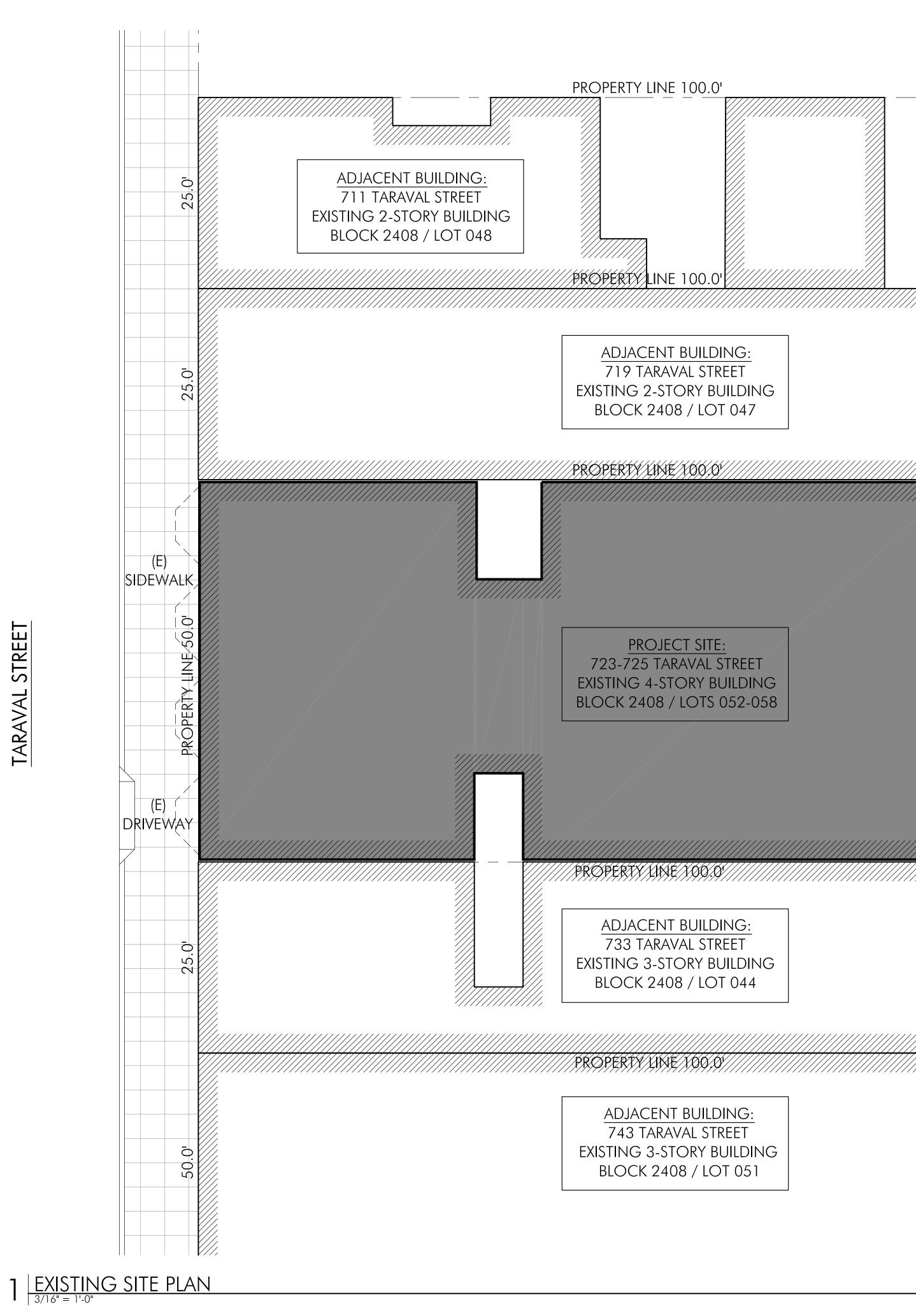
SCALE: AS NOTED

SHEET TITLE:

SHEET NUMBER:

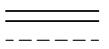
COVER SHEET EXISTING SITE PLAN

STREET TARAVAL



		- TENAN	T IMPROVEMENT -
1		7	23
			VAL STREET NCISCO, CA 94116
 	 	BLOCK/L	OT: 2408 / 050-058
		DESIGNER:	
		Juancho C. Is (415) 747.47 i.designarch8	76
INE 50.0'		12.22.16 03.17.17	CONDITIONAL USE AUTHORIZATION REVISIONS PER NOPRD #1
		03.28.17	REVISIONS PER PLANNING COMMENTS
PROF			
			IDITIONAL USE HORIZATION
		JOB NUMBER:	DRAWN BY:
		DATE: 12.22.2016 SCALE: AS NOTED	CHECKED BY: JI
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LEGEND / SYMBOL

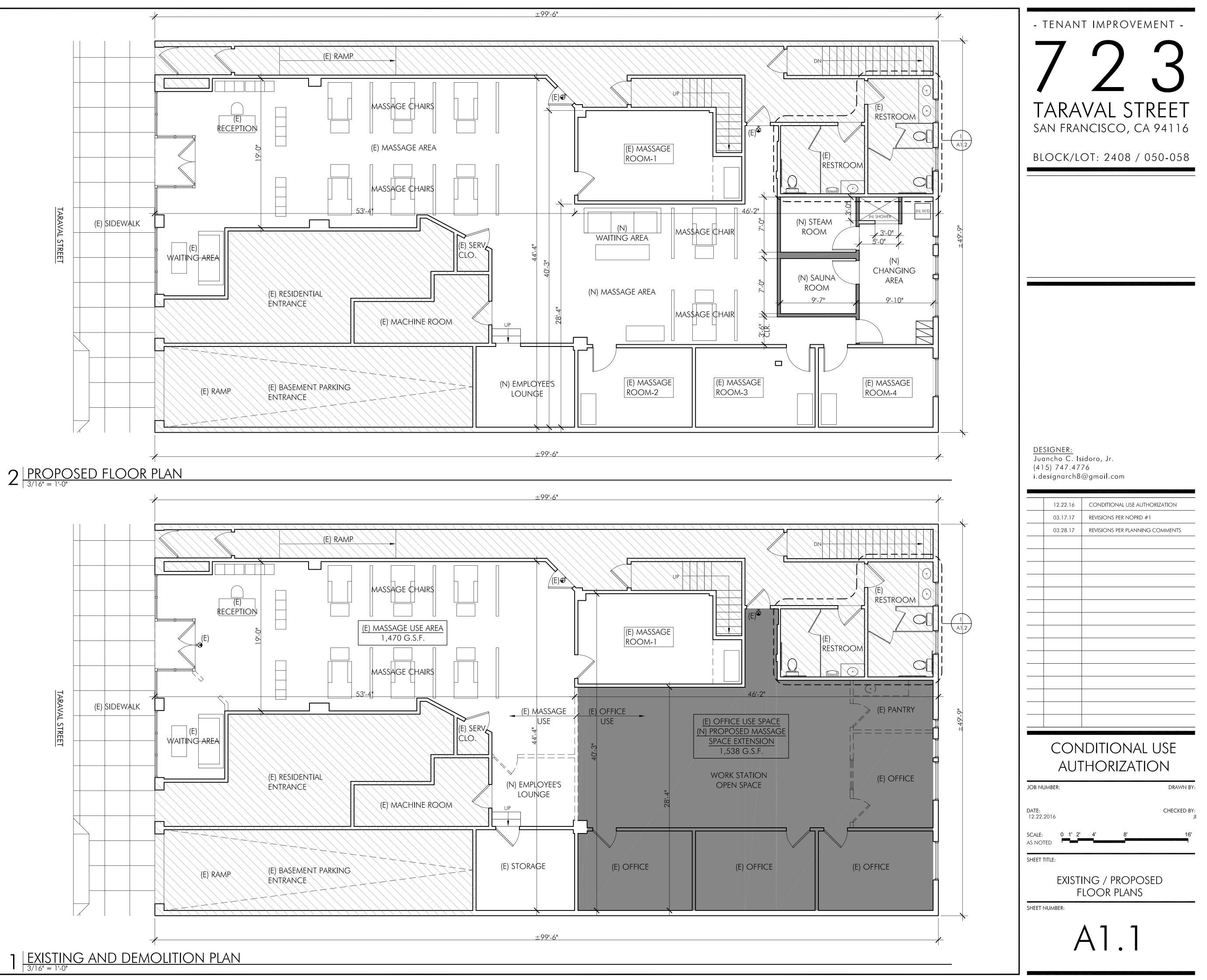


EXISTING WALL TO REMAIN $\underline{-}$ $\underline{-}$ $\underline{-}$ $\underline{-}$ $\underline{-}$ $\underline{-}$ EXISTING PARTITION / ITEM TO BE REMOVED

NEW NON-RATED INTERIOR PARTITION -TO UNDERSIDE OF FINISH CEILING

NOT IN SCOPE OF WORK

PROPOSED (N) AREA EXTENSION



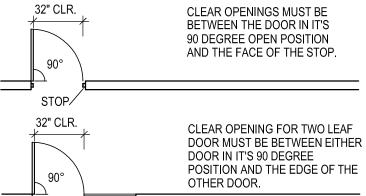
TYPICAL ACCESSIBILITY NOTES - FOR REFERENCE WHERE APPLICABLE

CORRIDORS Α.

- CORRIDOR WIDTHS: EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH. CORRIDORS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36" IN WIDTH.
- CORRIDORS THAT EXCEED 200 FEET IN LENGTH SHALL 2. HAVE MINIMUM CLEAR WIDTH OF 60": OR HAVE. AT A CENTRAL LOCATION, A 60-INCH MINIMUM WHEELCHAIR TURNING SPACE OR PASSING ALCOVE: OR. HAVE AT A CENTRAL LOCATION, AN INTERVENING CROSS TEE CORRIDOR, A MINIMUM OF 44" IN WIDTH; OR HAVE AT A CENTRAL LOCATION, AN OPENABLE DOOR.
- EVERY AISLE SHALL BE NOT LESS THAN 3'-0" WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3'-6" WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE FARTHEST POINT FROM AN EXIT, CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1-1/2" FOR EACH 3'-0" IN LENGTH TOWARD THE EXIT, CROSS AISLE OR FOYER. WITH CONTINENTAL SEATING SIDE AISLES SHALL NOT BE LESS THAN 44" IN WIDTH.

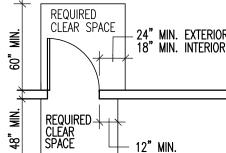
Β. DOORS

- DOOR SIZE: EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH AND AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90° AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXIT WAY IS NOT IS NOT LESS THAN 32".
- MINIMUM ALLOWABLE DISTANCE FROM FINISH FLOOR TO THE BOTTOM OF THE DOOR CLOSER WHERE REQUIRED TO BE 78". (PER CBC 2013 SECTION 1B-307.4 EXCEPTION.)
- DOOR SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER 1B. TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- ALL OPERABLE DOOR HARDWARE PARTS (INCLUDING BUT NOT LIMITED TO 1C. HANDLES, PULLS, LATCHES, LOCKS) SHALL BE POSITIONED A MINIMUM OF 34" AND MAXIMUM 44" ABOVE THE FINISHED FLOOR. (PER CBC 11B-404.2.7) DOORS/GATES WITH CLOSERS REQUIRE A MINIMUM OF 5 SECONDS FOR 1D.
- A DOOR/GATE TO CLOSE FROM THE 90° POSITION TO THE 12° POSITION. DOORS/GATES WITH SPRING HINGES REQUIRE A MINIMUM OF 1.5 SECONDS TO OSE FROM THE 70° TO THE CLOSED POSITION. (PER CBC 11B-404.2.8.1) HINGED DOORS: THE OPENING WIDTH SHALL BE MEASURED W/ THE DOOR
- POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION. PAIR OF DOORS: WHERE A PAIR OF DOORS IS UTILIZED. AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32"
- WITH THE LEAF POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION. PUSH EFFORT: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING DOORS, COMPENSATING DEVICES CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHERE FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR SHALL NOT EXCEED 15 LBS.
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC & SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEEL-CHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. ALL HANDICAP ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT
- LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.



LEVEL FLOOR OR LANDING

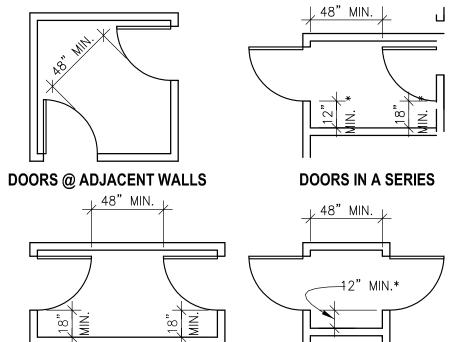
- THE FLOOR OR LANDING ON EA. SIDE OF AN EXIT DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND LENGTH OPPOSITE THE DIRECTION OF DOOR SWING 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
- THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.



ACCESSIBLE ROUTES WITH CROSS SLOPE AND LEVEL LANDINGS ALLOWED TO SLOPE A MAXIMUM OF 1:48 OR 2.1%.

VESTIBULE D.

THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE. SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MIN. 48" OF CLEAR SPACE FROM ANY DOOR OPENING IN SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.



DOORS @ OPPOSITE WALLS BOTH DOORS OPEN OUT

*PROVIDE THIS ADDTIONAL SPACE IF DOOR IS SECURED WITH BOTH A LATCH AND CLOSER

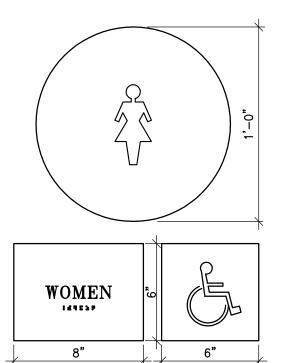
E. HARDWARE

HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL. SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE W/O REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

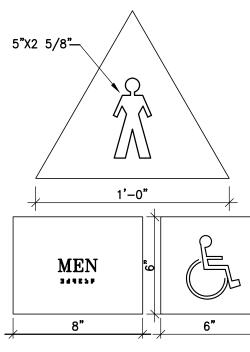
IDENTIFICATION SYMBOLS

DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK W/ EDGES 12" L AND A VERTEX POINTING UPWARD, WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN DIAMETER W/ A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE AT A HEIGHT OF MINIMUM 58" TO MAXIMUM 60" ABOVE THE FINISH FLOOR. THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTAST OF THE DOOR.

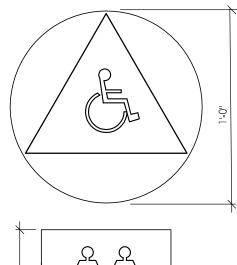
NOTES:



WOMENS TOILET ENTRY SIGN

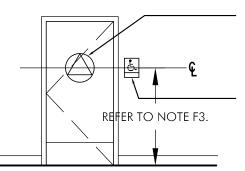


MENS TOILET ENTRY SIGN





UNISEX TOILET ENTRY SIGN



MATERIAL: WOMENS & WHL.CHR. SIGN PANELS TO BE 3mm SINTRA W/ SCOTT -ADA'S 1/32" THICK LETTERS & SYMBOLS HELVETICA MEDIUM UPPER CASE. ALL LETTERS TO BE 1" HIGH **BRAILLE LETTERS TO BE** GRADE 2ADA APPROVED. BLACK TILES MOUNTED IN CHASE CIRCLE TO BE 3/16" #140 BLUE PLEXI W/ POLISHED EDGES FIGURE TO BE 3/16" WHITE PLEXI

APPLIED TO BACKGROUND

COLOR: BACKGROUND-BENJAMIN MOORE #905 LETTERS-BENJAMIN MOORE #1470 BRAILLE TILES & CHASE: STOCK BLACK TRIANGLE TO BE #140 BLUE PLEXI WOMENS SYMBOL TO BE WHITE PLEXI

SPECIAL: PROVIDE VHB TAPE ON BACK OF ALL SIGNS

3"=1'-0" NOTES: MATERIAL: MENS & WHL.CHR. SIGN PANELS TO BE 3mm SINTRA W/ SCOTT -ADA'S 1/32" THICK LETTERS & SYMBOLS HELVETICA MEDIUM UPPER CASE. ALL LETTERS TO BE 1" HIGH BRAILLE LETTERS TO BE GRADE 2ADA APPROVED. BLACK TILES MOUNTED IN CHASE CIRCLE TO BE 3/16", #140 BLUE PLEXI W/ POLISHED EDGES FIGURE TO BE 3/16" WHITE PLEXI APPLIED TO BACKGROUND COLOR: BACKGROUND-BENJAMIN MOORE #905 LETTERS-BENJAMIN MOORE #1470 BRAILLE TILES & CHASE: STOCK BLACK TRIANGLE TO BE #140 BLUE PLEXI

MENS SYMBOL TO BE WHITE PLEXI PROVIDE VHB TAPE ON BACK OF ALL SIGNS

3"=1'-0" NOTES: MATERIAL: UNISEX DOOR AND WALL SIGN PANELS TO BE 3mm SINTRA W/ SCOTT - ADA'S 1/32" THICK LETTERS & SYMBOLS HELVETICA MEDIUM UPPER CASE.

ALL LETTERS TO BE 1" HIGH BRAILLE LETTERS TO BE GRADE 2 ADA APPROVED. ON DOOR SIGN: ACCESSIBLE FIGURE TO BE 3/16" #140 BLUE PLEXI W/ POLISHED EDGES OVER 3/16" WHITE PLEXI TRIANGLE OVER 3/16" WHITE PLEXI 12" DIA. CIRCLE. ON WALL SIGN: ACCESSIBLE FIGURES, AND TEXT TO BE WHITE PLEXI W/ POLISHED EDGES OVER BLUE PLEXI SQUARE BACKGROUND.

COLOR: BACKGROUND-BENJAMIN MOORE #905

LETTERS-BENJAMIN MOORE #1470 BRAILLE TILES & CHASE: STOCK BLACK

PROVIDE VHB TAPE ON BACK OF ALL SIGNS

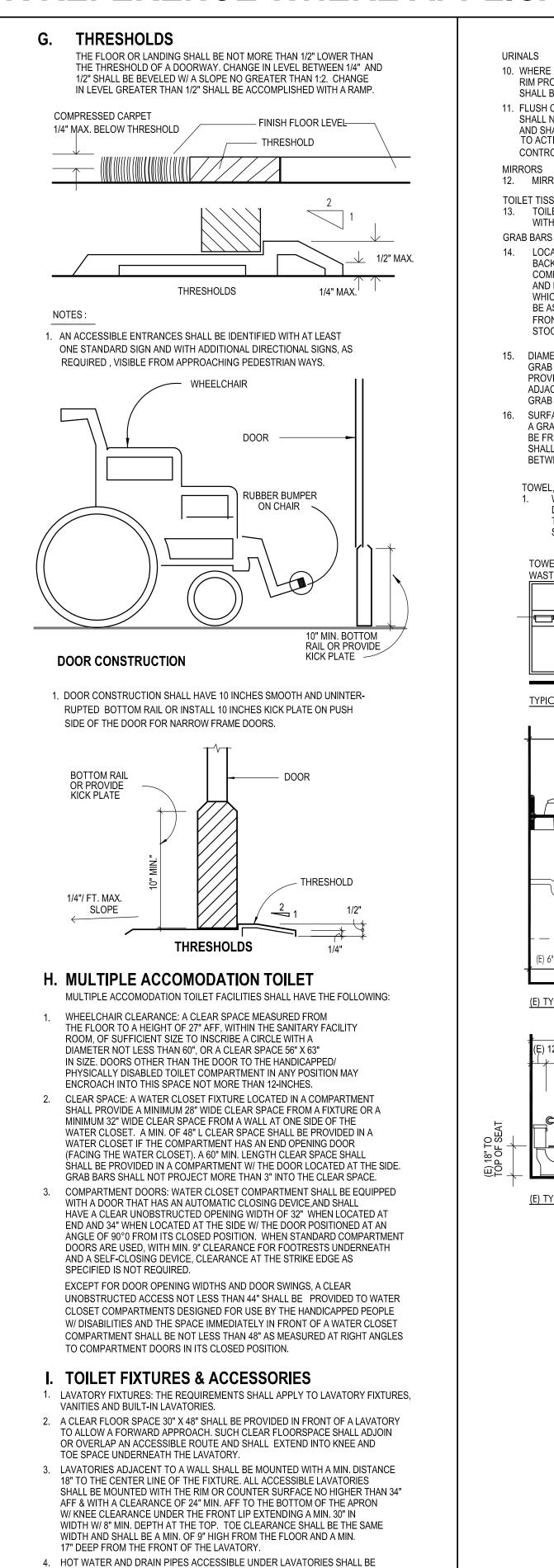
MEN'S / WOMEN'S / UNISEX RESTROOM DOOR IDENTIFICATION SIGNAGE

ACCESSIBLE IDENTIFICATION WALL SIGNAGE

- TACTILE EXIT SIGNS SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS: A. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT." B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACILE EXIT
- SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
- 1) "EXIT STAIR DOWN" 2) "EXIT RAMP DOWN"
- 3) "EXIT STAIR UP"
- 4) "EXIT RAMP UP" C. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE." D) EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A

CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE." E) EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT."

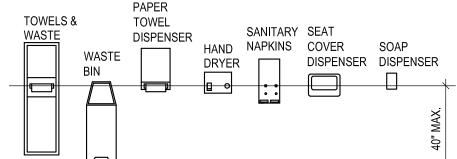
SIGNS WITH RAISED CHARACTERS AND BRAILLE ARE LOCATED 48" MIN. A.F.F. MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE, AND 60" MAX. A.F.F. FROM THE BASELINE OF THE HIGHEST RAISED CHARACTER TO FIN. FLR. (PER CBC 11B-703.4.1, FIGURE 11B-703.4.1.)



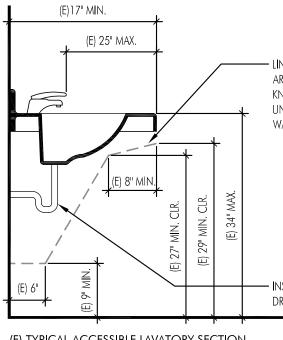
- INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. 5. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE
- WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQ'D. TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LBS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISM ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. WATER CLOSETS
- 9. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MIN. 17" AND A MAX. 19" MEASURED TO THE TOP OF THE TOILET SEAT. CONTROLS SHALL BE AUTOMATIC OR OPERABLE W/ ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING. PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS. NO MORE THAN 44" AFF. The FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 LBS. FORCE.

URINALS

- 10. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL BE WALL HUNG W/ A RIM PROJECTING A MIN. OF 13-1/2" FROM THE WALL AND A MAX. OF 17" HIGH A.F.F. SHALL BE PROVIDED.
- 11. FLUSH CONTROLS SHALL BE AUTOMATIC OR OPERABLE W/ ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44" AFF THE FORCE REO'D TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. FORCE. FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS.
- 12. MIRRORS SHALL BE MOUNTED W/ THE BOTTOM EDGE NO HIGHER THAN 40" AFF. TOILET TISSUE DISPENSERS
- 13. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 7" MIN. TO 9" MAX. OF THE FRONT EDGE OF THE TOILET SEAT.
- LOCATION: GRAB BARS LOCATED ON EA. SIDE, OR ONE SIDE AND THE BACK BACK OF THE PHYSICALLY HANDICAPPED/ACCESSIBLE TOILET STALL OR COMPARTMENT, SHALL BE SECURELY ATTACHED 33" MIN. TO 36" MAX. TO ABOVE AND PARALLELTO THE FLOOR, EXCEPT WHERE A TANK-TYPE IS USED WHICH OBSTRUCTS PLACEMENT AT 33". THE GRAB BAR MAY BE AS HIGH AS 36". GRAB BARS AT THE SIDE SHALL BE AT LEAST 42" L W/ THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36"L.
- 15. DIAMETER OR WIDTH: THE DIAMETER OR WIDTH OF THE GRIPPING GRAB BAR SHALL BE 1-1/4" MIN. TO 1-1/2" MAX. OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2".
- 16. SURFACE A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASSIVE ELEMENTS. EDGES SHALL SHALL HAVE A MIN. RADIUS OF 1/8". GRAB BARS SHALL NOT ROTATE BETWEEN THEIR FITTINGS.
- TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED. AT LEAST ONE OF EACH TYPE SHALL BE LOCATED W/ ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" AFF.



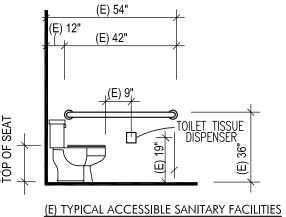
TYPICAL TOILET ACCESSORIES

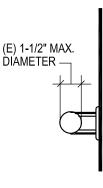


 LINE INDICATES MIN. AREA REQUIRED FOR KNEE CLEARANCE UNDER COUNTER OR WALL HUNG LAVATORY

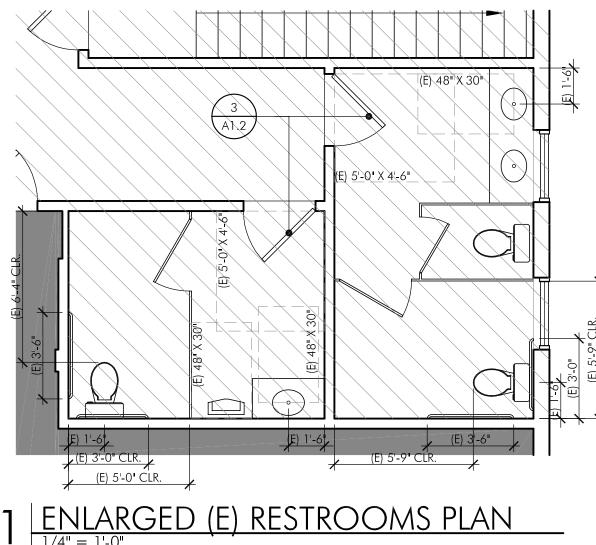
------ INSULATE HOT WATER AND DRAIN PIPE

(E) TYPICAL ACCESSIBLE LAVATORY SECTION





(E) GRAB BAR





BLOCK/LOT: 2408 / 050-058

DESIGNER Juancho C. Isidoro, Jr. (415) 747.4776 i.designarch8@gmail.com

 12.22.16	Conditional use authorization
 03.17.17	REVISIONS PER NOPRD #1
03.28.17	REVISIONS PER PLANNING COMMENTS

CONDITIONAL USE **AUTHORIZATION**

JOB NUMBER:

DRAWN BY:

DATE:

CHECKED BY:

12.22.2016

SCALE: AS NOTED

SHEET TITLE:

SHEET NUMBER:

ENLARGED PROPOSED FLOOR PLAN & TYP. ADA NOTES & DETAILS





2 PHOTO OF (E) RESTROOM ENTRY SIGN







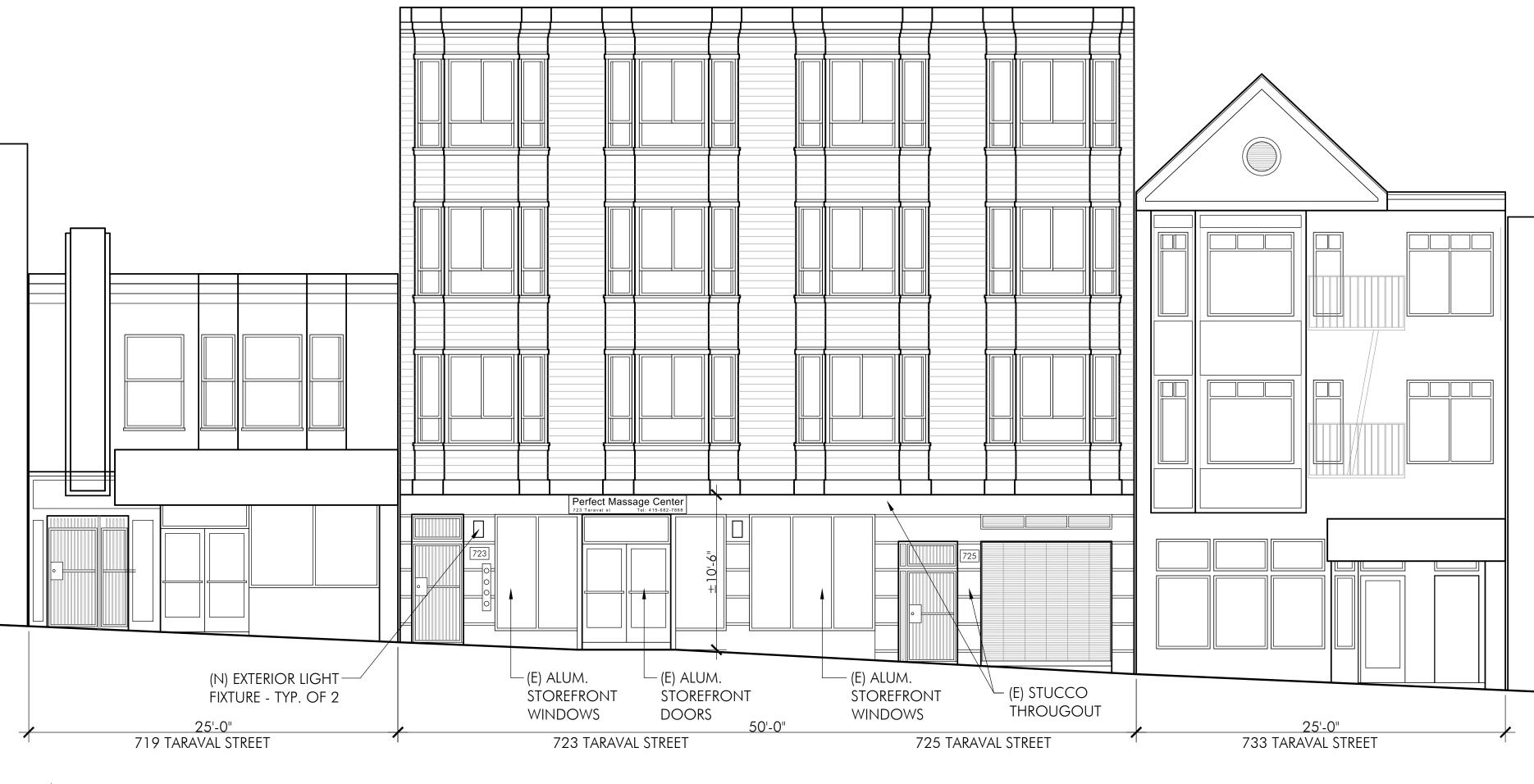
3 PROPOSED EXT. LIGHT FIXTURE



5 EXISTING STOREFRONT STREET VIEW



6 EXISTING ENTRY DOOR LANDING





2 PHOTO OF EXISTING STREET VIEW

EXISTING / PROPOSED EXTERIOR ELEVATION

- TENANT IMPROVEMENT -



BLOCK/LOT: 2408 / 050-058

DESIGNER: Juancho C. Isidoro, Jr. (415) 747.4776 i.designarch8@gmail.com

12.22.16	Conditional use authorization
03.17.17	REVISIONS PER NOPRD #1
 03.28.17	REVISIONS PER PLANNING COMMENTS
06.21.17	UPDATED EXTERIOR PHOTOS
06.23.17	UPDATED SIGN

CONDITIONAL USE AUTHORIZATION

JOB NUMBER:

DRAWN BY:

DATE: 12.22.2016

SHEET TITLE:

CHECKED BY:

SCALE: AS NOTED

EXISTING / PROPOSED EXTERIOR ELEVATIONS; MISC. SITE PHOTOS

A2.0

SHEET NUMBER: