



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: 04/26/2018

Record No.: 2017-010579CUA
Project Address: 1443B NORIEGA ST
Zoning: NCD (Noriega Street Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 2058/010A
Applicant: Libin Song
1546 19th Avenue, San Francisco, CA 94122
Staff Contact: Nancy Tran – (415) 575-9174
nancy.h.tran@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is for Conditional Use Authorization for change of use from existing foot/chair massage to massage establishment (d.b.a. Sweet & Smile Massage) at the subject property. Interior tenant reconfiguration is proposed to improve existing storefront transparency. No changes to the building exterior or existing business hours (10:30A.M.-9:30PM.) are proposed.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to allow a massage establishment, pursuant to Planning Code Sections 303 and 731, within the Noriega Street NCD (Neighborhood Commercial District).

ISSUES AND OTHER CONSIDERATIONS

- **Tenant History.** The Department of Public Health found no reported complaints for the previous or current operator for the subject location. The Planning Department has no record of complaints or enforcement cases for the property.
- **Property Background.**
 - In 2011, the Planning Commission granted Conditional Use Authorization for change of use from dental office to massage establishment (d.b.a. Relax Feet) at the subject commercial space. The approval imposed the restriction that only chair massage service be conducted in an open room with fully-clothed customers. The previous operator subsequently partitioned rooms for body massage without proper approvals.
 - In 2016, the current operator submitted a Department of Public Health Zoning Referral application to continue providing the same services under new ownership. The Planning Department recommended disapproval as submitted floor plans did not comply with the 2011 scope of work and approval.

- **Public Comment & Outreach.** The Department received one anonymous public comment (phone) in opposition to the proposal concerned that it will bring prostitution to the area. Supervisor Tang submitted a comment requesting enforcement of storefront transparency. A Pre-Application Meeting was not required as part of application submittal.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Policies of the General Plan. The proposal is not a Formula Retail use and would not displace an existing retail/service use tenant. Instead, it would maintain the existing business, allowing it to expand its services to the neighborhood. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F- Project Sponsor Application
Exhibit G- Public Comment



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: 04/26/2018

Date: April 19, 2018
Case No.: **2017-010579CUA**
Project Address: **1443B Noriega St**
Zoning: NCD (Noriega Street Neighborhood Commercial
District District)
40-X Height and Bulk District
Block/Lot: 2058/010A
Project Sponsor: Libin Song
1546 19th Avenue, San Francisco, Ca 94122
Staff Contact: Nancy Tran – (415) (415) 575-9174
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 731 FOR CHANGE OF USE FROM EXISTING FOOT/CHAIR MASSAGE TO MASSAGE ESTABLISHMENT (D.B.A. SWEET & SMILE MASSAGE) WITHIN THE NORIEGA STREET NCD (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 17, 2017 Libin Song (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 731 for change of use from existing foot/chair massage to massage establishment (d.b.a. Sweet & Smile Massage) within the Noriega Street NCD (Neighborhood Commercial District) Zoning District, and 40-X Height and Bulk District.

On April 26, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-010579CUA.

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

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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. 2017-010579CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located on the south side of Noriega Street, at the corner of 22nd Avenue; Lot 010A in Assessor's Block 2058. The property is approximately 6,460 square feet in size and is within the Noriega Street NCD and 40-X Height and Bulk District. The property is developed with a three-story building with ground floor commercial and upper floor residential. The subject tenant space is approximately 1,000 square feet and located on the first level. In 2011, the Planning Commission granted Conditional Use Authorization for change of use from dental office to massage establishment (d.b.a. Relax Feet) at the subject commercial space. The approval imposed the restriction that only chair massage service be conducted in an open room with fully-clothed customers.

In 2011, the Planning Commission granted Conditional Use Authorization for change of use from dental office to massage establishment (d.b.a. Relax Feet) at the subject commercial space. The approval imposed the restriction that only chair massage service be conducted in an open room with fully-clothed customers. The previous operator subsequently partitioned rooms for body massage without proper approvals.

3. **Surrounding Properties and Neighborhood.** The project site is located in the Outer Sunset neighborhood and within the Noriega Street NCD which provides a selection of convenience goods and services for the residents of the Outer Sunset District. The surrounding neighborhood consists of a variety of commercial and mixed-use buildings featuring ground floor commercial units with residential units above. The scale of development in the area is primarily two- to four-story structures. Commercial areas contain a variety of small-scale businesses which include a mix of restaurants, professional, realty, and business offices as well as financial institutions.
4. **Project Description.** Conditional Use Authorization for change of use from foot/chair massage to massage establishment (d.b.a. "Sweet & Smile Massage") at the subject property, pursuant to Planning Code Sections 303 and 731. Interior tenant reconfiguration is proposed to improve existing storefront transparency. No changes to the building exterior or existing business hours (10:30A.M.-9:30PM.) are proposed.
5. **Public Comment.** To date, Department has received three letters in support of the project. There is no known 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. **Street Frontage.** Planning Code Section 145.1 requires that active spaces within NC Districts 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 first 25' of building depth of the subject tenant space is devoted to active service use. The façade of the subject storefront is glazed and no changes to the existing commercial frontage are proposed. No obscured glazing or other elements that would reduce the level of transparency will be used.

- B. **Use Size.** Planning Code Section 731 permits non-residential uses up to 3,999 square feet and requires Conditional Use Authorization for 6,000 square feet or above.

The tenant space is approximately 1,000 square feet and does not required Conditional Use Authorization for use size.

- C. **Hours of Operation.** Planning Code Section 731 principally permits business hours between 6A.M. and 2A.M. Operation outside of this requires Conditional Use Authorization.

Existing business hours Monday through Sunday from 10:30A.M. to 9:30P.M. and will be maintained with the change of use to massage establishment.

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

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

The 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 seven years, two of which have operated under the present ownership..

- 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 would remain the same and would not alter the existing appearance or character of the project vicinity. There would be no physical expansion to the existing building.

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

The Planning Code does not require parking or loading for a massage establishment measuring approximately 1,000 square feet. Further, existing traffic patterns would not be significantly affected by the proposed project. There is on- street metered parking in front of the subject property as well as in the surrounding neighborhood. In addition, the project site is well served by transit. There are nearby stops for MUNI bus lines 7/7X-Noriega, 28/28R-6th Ave and 91-Owl.

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

The Project is a change of use from foot/chair massage to massage establishment within the 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.

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

Since the project does not propose the physical expansion of the existing business, no additional treatment such as landscaping is required. There would be no addition of parking spaces, loading facilities, open space or service areas. Existing/proposed signage and projections would be consistent with the controls of the Planning Code.

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

The project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan 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 project is consistent with the stated purposed of Noriega Street NCD-3 Districts in that the intended use is a neighborhood-serving business.

8. **Massage Establishments.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant Section 303.1, Massage Establishments:

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

The Department of Public Health issued a permit to operate for the massage business in 2011 (active) and reported no complaints regarding the existing business.

- B. 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:

- (i) 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 subject commercial space meets the minimum fenestration requirement with respect to transparent windows and doorways.

- (ii) windows that use clear, untinted glass, except for decorative or architectural accent;

No changes are proposed to the existing fenestration, or alteration to the physical nature of the structure. Glazing on the entrance and windows is transparent and visually open to/from the right-of-way.

- (iii) 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 subject storefront space meets minimum fenestration requirement as there are no existing or proposed decorative railings/grille work in front of or behind windows.

- C. 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.

There is existing lighting over the business entrance in addition to lighting provided along the public right-of-way.

- D. 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 use is located as close as possible to the sidewalk and entrance to facilitate public access.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1: MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1: Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2: Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3: Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2: MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1: Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

OBJECTIVE 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.

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.

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.
 - B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
 - C. That the City's supply of affordable housing be preserved and enhanced,
 - D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.
 - 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.
 - F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
 - G. That landmarks and historic buildings be preserved.
 - H. That our parks and open space and their access to sunlight and vistas be protected from development.
11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

Summary Findings:

The project would provide a small-business owner an opportunity to retain and enhance an existing business that currently provides job opportunities to the City. The change of use from foot/chair massage to massage establishment, located within a Neighborhood Commercial District, is consistent with activities in the commercial land use plan and would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The proposal would not displace commercial tenants, affect existing housing, neighborhood parking availability or significantly increase traffic congestion. It will have no effect on the property's ability to withstand an earthquake, alter a landmark/historic building or affect any city-owned parks/open space.

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. 2017-010579CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February, 6, 2018, 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. 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 26, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 26, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to allow massage establishment use at the existing restaurant (d.b.a. Sweet & Smile Massage) located at 1443B Noriega Street; Lot 010A in Assessor's Block 2058, pursuant to Planning Code Sections 303 and 731 within the Noriega Street NCD (Neighborhood Commercial District) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated February 6, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2017-010579CUA and subject to conditions of approval reviewed and approved by the Commission on April 26, 2018 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 26, 2018 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

DESIGN

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*

7. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

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

MONITORING- AFTER ENTITLEMENT

8. **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

9. **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

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
13. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
14. **Massage Establishments.** All massage establishments shall comply with the following standard massage use operation standards.
- 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.
 - All interior alterations shall be reviewed by the Planning Department to verify compliance with these conditions.
 - 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.
 - 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.
 - The front door to the business must be open during business hours. The use of buzzers or a security camera is not permitted.
 - 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.
 - 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.
 - The Planning Commission may revoke this Conditional Use authorization if the Department of Public Health revokes the health permit for massage.

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

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCOPE OF WORK AS DEFINED IN THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT LIMITED, TO THESE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY NOTIFY THE ARCHITECT AND CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS OR OMISSIONS IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTOR, VENDORS, ETC. AS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. IN THE CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN THE DRAWINGS, THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VISIT THE SITE PRIOR TO PREPARING THE BID, TO VERIFY EXISTING SITE CONDITIONS DURING THE BID PHASE AND UPON COMPLETION OF THE DEMOLITION WORK (IF ANY), PRIOR TO THE START OF ANY CONSTRUCTION WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT MANAGER OF ANY UNCOVERED CONDITIONS EFFECTING THE CONSTRUCTION, FIXTURING, ETC. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST INCURRED IF HE/SHE DOES NOT NOTIFY THE CONSTRUCTION MANAGER IN A TIMELY MANNER.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAINTAIN COMPLIANCE WITH INSURANCE REQUIREMENTS OF THE TENANT AND LANDLORD AS STIPULATED IN THE CONTRACT DOCUMENTS.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN A CONSTRUCTION SET ON-SITE AT ALL TIMES. AT THE COMPLETION OF THE PROJECT THE GC SHALL PROVIDE THE AS-BUILT SET, STORED IN A PVC PIPE, ON THE WALL IN THE STOCKROOM. LOCATE AS INSTRUCTED BY CONSTRUCTION MANAGER.
5. SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS REQUESTED IN WRITING TO CONSTRUCTION MANAGER WITHIN TEN DAYS OF CONTRACT AWARD. APPROVAL MUST BE IN WRITING.
6. ALL WORK COMPLETED UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE CONSTRUCTION DOCUMENTS, THE CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS HAVING JURISDICTION. ANY MODIFICATIONS TO THE WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR FOLLOWING WRITTEN NOTIFICATION TO THE CONSTRUCTION MANAGER. CHANGES IN THE SCOPE OF WORK REQUIRED BY SUCH AUTHORITIES SHALL ONLY BE CONSIDERED FOR CHANGE ORDERS IF SUBMITTED IN WRITING PRIOR TO ANY PERFORMANCE OF THE WORK.
7. THE GENERAL CONTRACTOR MUST PROVIDE A SUBCONTRACTOR LIST WITHIN TEN DAYS OF CONSTRUCTION START.
8. THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL ALSO REFERENCE THE NOTES ON EACH DRAWING SHEET AND INCORPORATE SUCH INTO THE SCOPE OF THE WORK.
9. ANY WORK INVOLVING THE CUTTING, PENETRATION THROUGH, NEW ROOF PENETRATIONS, TRENCHING OR MODIFICATION OF STRUCTURAL ELEMENTS OF THE BUILDING SHELL, OR THE INTERRUPTION OF LANDLORD/BASE BUILDING UTILITY SYSTEMS, ETC. SHALL BE COORDINATED WITH THE LANDLORD PRIOR TOT HE COMMENCEMENT OF WORK. IF SO STIPULATED IN THE LANDLORD'S CONSTRUCTION CRITERIA, PERMISSION SHALL BE SECURED IN WRITING. IF REQUIRED, THE LANDLORD'S DESIGNATED SUBCONTRACTOR SHALL BE CONTRACTED TO PERFORM THE WORK. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BE FAMILIAR WITH ALL OF THE REQUIREMENTS OF THE LANDLORD'S CONSTRUCTION CRITERIA, TO SECURE PERMISSION AS REQUIRED BY THE LANDLORD, AND TO ONLY OPERATE DURING HOURS DESIGNATED BY THE LANDLORD.
10. ALL FINISHES MUST MEET FLAME SPREAD RATINGS AND SMOKE DEVELOPED RATIO REQUIRED BY CODE. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT SPREAD RATING INFORMATION TO THE LOCAL BUILDING OFFICIAL IF SO REQUIRED.
11. THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 3A 40BC WITH A SEVENTY-FIVE FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACE OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
12. THESE DRAWINGS ARE PREPARED FOR PURPOSES OF CONSTRUCTION ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS ACTUAL CONDITIONS MAY VARY FROM THOSE SHOWN ON DRAWINGS DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS, FIELD CONDITIONS, ETC.
13. THESE DRAWINGS AND RELATED DOCUMENTS DETAIL THE WORK FOR THIS SPECIFIC STORE INDICATED BY JOB NUMBER AND LOCATION. THESE DOCUMENTS MAY NOT BE USED FOR ANY OTHER PROJECT.
14. DO NOT SCALE DRAWINGS.
15. DIMENSIONS ARE TO FINISHED SURFACE OR CENTERLINE OF COLUMN.
16. ALL GYPSUM BOARD SHALL BE 5/8" TYPE 'X' AT ALL RATED ASSEMBLIES.
17. PROVIDE DRYWALL CORNER TRIM AT ALL EXPOSED EDGES AND CORNERS.
18. GENERAL CONTRACTOR (GC) SHALL VERIFY THAT DEMISING WALLS EXTEND TO STRUCTURE ABOVE AND ALL PENETRATIONS ARE SEALED TIGHT, AND SHALL PROVIDE ALL WORK REQUIRED TO CORRECT DEFICIENT CONDITIONS. PLEASE VERIFY WITH LANDLORD.
19. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY AND STATE CODES AND STANDARDS.
20. 'TYPICAL' MEANS THAT THE SITUATION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT THE STORE. UNLESS OTHERWISE NOTED, DETAILS ARE KEYED AND NOTED AS 'TYP' ONLY THE FIRST TIME THEY APPEAR ONLY.
21. 'SIM' SHALL MEAN COMPARABLE CHARACTERISTIC FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
22. THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
23. PROVIDE NON-COMBUSTIBLE BLOCKING AND/OR SUPPORT FRAMING TO ASSURE A COMPLETE INSTALLATION OF FINISHES, TRIM AND MILLWORK AS INDICATED IN THE DOCUMENTS REQUIRED, PRODUCT MANUFACTURERS AND AS REQUIRED FOR PROPER INSTALLATION. PROVIDE ADEQUATE BLOCKING AS REQUIRED TO SUPPORT ELECTRIC WATER COOLER, FOR BASE AND UPPER WALL CABINETS, LAVATORIES, TOILET FIXTURES, AND ACCESSORIES, ELECTRIC PANELS, ACCESS LADDERS, ETC.
24. THE GENERAL CONTRACTOR SHALL CONFIRM ALL LOCATIONS FOR BLOCKING FOR ALL FIXTURES AND CASEWORK AS REQUIRED BY THE FIXTURE MANUFACTURER.

ABBREVIATIONS:

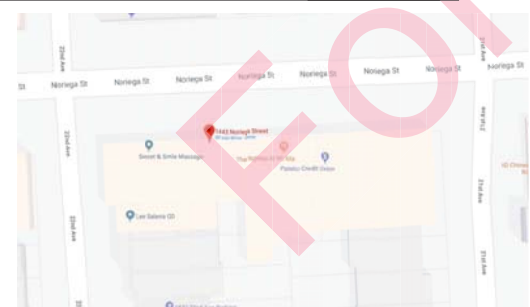
- | | |
|---------------------------------|--------------------------------|
| ABV. ABOVE | O.D. OVERFLOW DRAIN |
| A.D. AREA DRAIN | OPNG. OPENING |
| ADJ. ADJUSTABLE | OPP. OPPOSITE |
| A.F.F. ABOVE FINISH FLOOR | PERF. PERFORATED |
| BD. BOARD | P.G. PAINT GRADE |
| BEL. BELOW | P.L. PLATE |
| BLK. BLOCK | PLYWD. PLYWOOD |
| BLKG. BLOCKING | PR. PAIR |
| BM.BEAM | PT. POINT |
| B.O. BY OTHERS | R. RADIUS |
| BOT. BOTTOM | REF. REFRIGERATOR |
| BSMT. BASEMENT | REINF. REINFORCED |
| CAB. CABINET | R.D. ROOF DRAIN |
| C.B. CATCH BASIN | REQD. REQUIRED |
| C.I. CAST IRON | RESIL. RESILIENT |
| CLOS. CEILING | RET. RETAINING |
| CLO. CLOSET | RM. ROOM |
| CLR. CLEAR | R.O. ROUGH OPENING |
| CONC. CONCRETE | S. SINK |
| CONT. CONTINUOUS | SCHED. SCHEDULE |
| CONTR. COUNTER | SHWR. SHOWER |
| CTR. CENTER | SHT. SHEET |
| D. DRYER | SHTH. SHEATHING |
| DBL. DOUBLE | SIM. SIMILAR |
| DET. DETAIL | S.D. SMOKE DETECTOR |
| DIA. DIAMETER | SQ. SQUARE |
| DIM. DIMENSION | S.L.D. SEE LANDSCAPE DRAWINGS |
| DISP. DISPOSAL | S.S. STAINLESS STEEL |
| D.W. DISH WASHER | S.S.D. SEE STRUCTURAL DRAWINGS |
| DR. DOOR | STD. STANDARD |
| D.S. DOWN SPOUT | STL. STEEL |
| DWG. DRAWING | STOR. STORAGE |
| DRWR. DRAWER | SYM. SYMMETRICAL |
| 'E' OR (E) EXISTING | T. TREAD |
| EA. EACH | TBD. TO BE DESIGNED |
| ELEV. ELEVATION | TEL. TELEPHONE |
| ELEC. DIELECTICAL | T&G TONGUE AND GROOVE |
| EQ. EQUAL | TYP. TYPICAL |
| EXP. EXPANSION | T.O. TOP OF |
| F. FURNACE | T.O.S. TOP OF SLAB |
| F.D. FLOOR DRAIN | U.O.N. UNLESS OTHERWISE NOTED |
| FOF. FOUNDATION | VERT. VERTICAL |
| FIN. FINISH | VEST. VESTIBULE |
| F.F.E. FINISH FLOOR ELEVATION | V.I.F. VERIFY IN FIELD |
| F.F.C. FINISH CEILING ELEVATION | W. WASHER |
| FLR. FLOOR | W/ WITH |
| F.O.C. FACE OF CONCRETE | W.H. WATER HEATER |
| FT. FOOT OR FEET | W.C. WATER CLOSET |
| FTG. FOOTING | WD. WOOD |
| FURR. FURRING | W.I. WROUGHT IRON |
| G.B. GRAB BAR | W.I.C. WALK-IN CLOSET |
| GL. GLASS | W/O WITHOUT |
| GRND. GROUND | W.O. WHERE OCCURS |
| GRD. GRADE | WP. WATERPROOF |
| GYP. GYPSUM | WT. WEIGHT |
| H.B. HOSE BIB | < ANGLE |
| HOWD. HARDWOOD | @ AT |
| HORIZ. HORIZONTAL | Ø DIAMETER |
| HGT. HEIGHT | # POUND OF NUMBER |
| I.D. INSIDE DIAMETER | |
| INSUL. INSULATION | |
| INT. INTERIOR | |
| JO. JOINT | |
| KIT. KITCHEN | |
| LAM. LAMINATE | |
| LAV. LAVATORY | |
| LT. LIGHT | |
| MAX. MAXIMUM | |
| M.C. MEDICINE CABINET | |
| MECH. MECHANICAL | |
| MIN. MINIMUM | |
| MIR. MIRROR | |
| MISC. MISCELLANEOUS | |
| MTL. METAL | |
| MDF. MEDIUM DENSITY FIBERBOARD | |
| 'N' OR (N) NEW | |
| N.I.C. NOT IN CONTRACT | |
| NO. NUMBER | |
| N.T.S. NOT TO SCALE | |
| O.C. ON CENTER | |
| O.D. OUTSIDE DIAMETER | |

DEFERRED SUBMITTALS REQUIRED FOR FIRE PROTECTION SYSTEM

ANY FIRE ALARM AND FIRE PROTECTION SPRINKLER SYSTEM MAY NEED TO PERFORM NEW INSTALLATION, ALTER OR RELOCATE DUE TO RELOCATION OF INTERIOR PARTITION WALLS. ADDITION OF NEW WALLS AND INTERIOR RENOVATION 'DEFERRED SUBMITTALS' IS NECESSARY FOR INSTALL, REMOVE, RELOCATE OR ALTERATION TO FIRE ALARM AND FIRE PROTECTION SPRINKLER SYSTEM.

ANSUL UL300 FIRE SUPPRESSION SYSTEM FOR TYPE-1 HOOD TO BE APPROVED UNDER SEPARATE PERMIT.

FIRE ALARM SYSTEM: TO BE SUBMITTED AS A SEPARATE PERMIT. FIRE PROTECTION CONTRACTOR AND ENGINEER SHALL BE RESPONSIBLE FOR DESIGN PER CODE REQUIREMENTS. INSTALLATION TO OCCUR AFTER CITY OF SAN MATEO APPROVAL.



VICINITY MAP

N.T.S.



PROJECT DATA:

OWNER/CONTRACTOR: T.B.D.
ADDRESS: 1443B NORIEGA ST, SAN FRANCISCO, CA 94122
ZONING DISTRICT: NCD COMMUNITY COMMERCIAL
(E) OCCUPANCY: B
(N) OCCUPANCY: B
CONSTRUCTION TYPE: TYPE V-B, NON STRUCTURAL T.I.
(E) TENANT AREA: ± 831 S.F.
(N) TENANT AREA: ± 831 S.F.
(E) PARCEL AREA: ± 6,460 S.F.
(E) BUILDING AREA: ± 11,808 S.F.
(E) BUILDING STORIES: 3

SCOPE OF WORK:1) CONVERT FOOT MASSAGE INTO BODY MASSAGE ESTABLISHMENT.

BUILDING AREA:	EXISTING	PROPOSED
FIRST FLOOR	±831 S.F.	±831 S.F. (NO CHANGE)
TOTALS	±831 S.F.	±831 S.F. (NO CHANGE)

GOVERNING CODES
CALIFORNIA BUILDING CODE-2016 EDITION
CALIFORNIA MECHANICAL CODE-2016 EDITION
CALIFORNIA PLUMBING CODE-2016 EDITION
CALIFORNIA ELECTRICAL CODE-2016 EDITION
CALIFORNIA FIRE CODE-2016 EDITION

WATER CONSERVATION REQUIREMENT
1. PROVIDE MAXIMUM 2.0 GALLONS PER MINUTE FOR SHOWER HEADS
2. PROVIDE MAXIMUM 0.4 GALLONS PER MINUTE FOR LAVATORY FAUCETS
3. PROVIDE MAXIMUM 1.28 GALLONS PER FLUSH FOR TANK-TYPE WATER CLOSET.
4. PROVIDE MAXIMUM 1.28 GALLONS PER FLUSH FOR FLUSHOMETER WATER CLOSET.
5. PROVIDE MAXIMUM 0.5 GALLONS PER FLUSH FOR URINALS.
6. PROVIDE MAXIMUM 1.8 GALLONS PER MINUTE FOR KITCHEN FAUCETS.

ACCESSIBILITY COMPLIANCE INFORMATION:

COST OF CONSTRUCTION: CURRENT VALUATION THRESHOLD: \$156,162.00 (AS OF JANUARY 1, 2018)

WHEN TOTAL COST OF CONSTRUCTION DOES NOT EXCEED THE CURRENT VALUATION THRESHOLD, REMOVAL OF ARCHITECTURAL BARRIERS SHALL BE PERFORMED IN THE ORDER REQUIRED BY CBC 1134B.2.1 AND APPLY ONLY TO THE AREA OF SPECIFIC ALTERATION. PROVIDE CONSTRUCTION DOCUMENTS THAT CLEARLY SHOW THE IMPROVEMENTS PROPOSED AND THE FEATURES CURRENTLY IN COMPLIANCE. INCLUDE A COST ANALYSIS LISTING THE REQUIRED 20% TO BE APPLIED, WITH THE ITEMIZED COST OF IMPROVEMENTS ACCORDINGLY.

FEATURES CURRENTLY IN COMPLIANCE
ENTRANCE/PATH OF TRAVEL
THRESHOLD
KICK PLATE
STRIKE-SIDE CLEARANCE

SITE
ACCESS FROM PUBLIC WAY
CURB RAMPS
RAMPS
ACCESSIBLE PARKING STALL
ACCESSIBLE ROUTE TO ALL EXITS
ACCESSIBLE WALKS AND SIDEWALKS

FEATURES NEED TO BE UPGRADED
NONE

SHEET INDEX:

A1.0 PROJECT DATA, VICINITY MAP & DRAWING INDEX, DRAWING ABBREVIATIONS, SYMBOLS, GENERAL NOTES

ARCHITECTURAL
A1.1 ACCESSIBILITY NOTE
A1.2 DA CHECK LIST
A2.0 FLOOR PLAN
A2.1 FLOOR PLAN
A3.0 DETAIL
A4.0 ELEVATION
A4.1 SECTION

MEP
E1.0 ELECTRICAL AND REFLECTED CEILING PLAN
E2.0 ELECTRICAL DETAILS

SWEET&SMILE MASSAGE

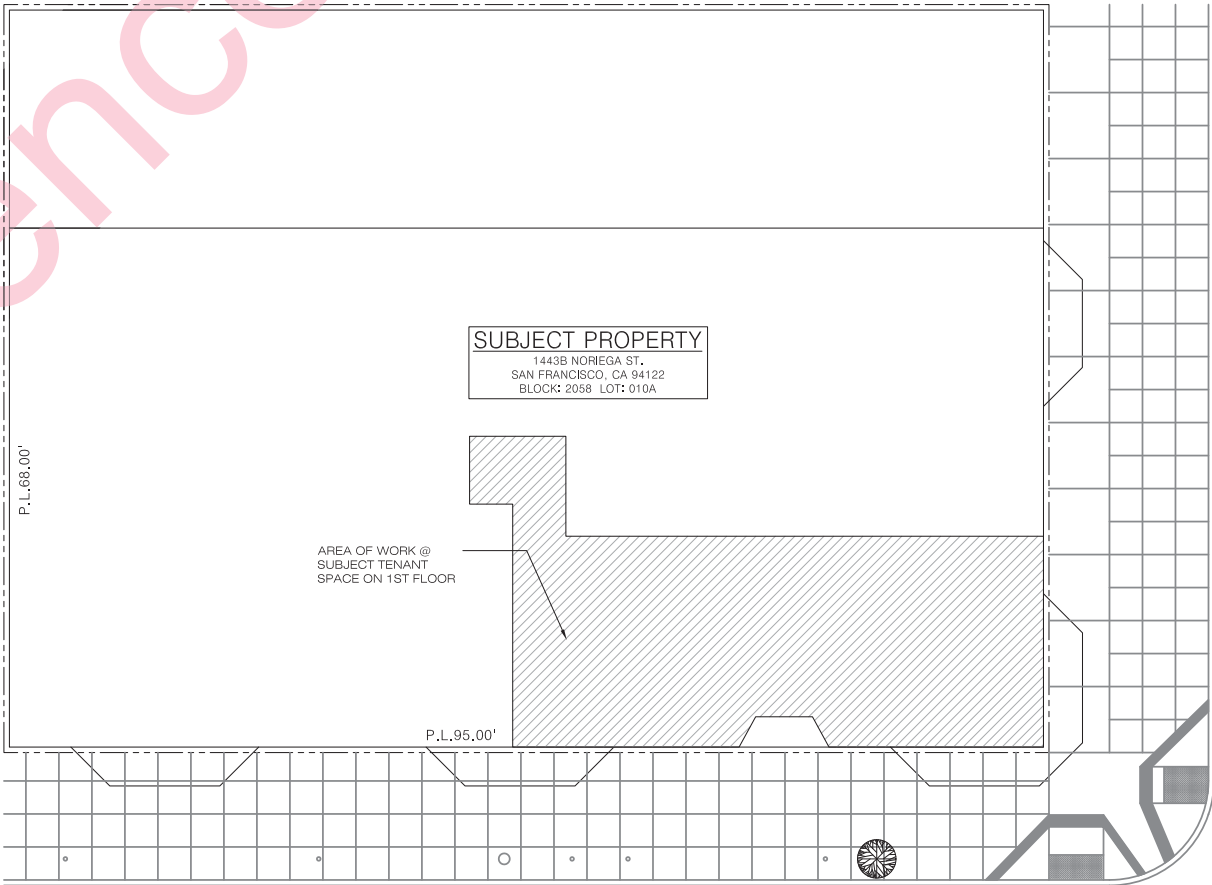
COMMERCIAL T.I.

1443B NORIEGA ST

SAN FRANCISCO, CA 94122

BLOCK/LOT: 2058/010A

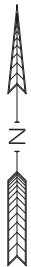
DRAWING LEGEND:	
	EXISTING WALL TO REMAIN
	EXISTING NON-BEARING WALL TO BE REMOVED
	NEW PARTITION WALL, SEE ARCH DETAIL
	NEW CONCRETE WALL
	1 HR. RATED WALL
	WALL WITH R13 INSULATION
	KEY NOTES
	CLEAR FLOOR SPACE
	TACTILE SIGN PER CBC 1011
	PATH OF TRAVEL
	EXIT SIGN AND EMERGENCY LIGHT
	EMERGENCY LIGHT



NORIEGA ST

(E) SITE PLAN

1/8" = 1'-0"



APPLICANT:

COMMERCIAL TI

1443B NORIEGA ST
SAN FRANCISCO, CA

SHEET TITLE:

GENERAL NOTE,
COVER SHEET AND
SITE PLAN

JOB ADDRESS:

1443B NORIEGA ST
SAN FRANCISCO, CA
BLOCK/LOT: 2058/010A

NO.	REVISIONS/SUBMISSIONS
1	
2	
3	

DESIGNED: PETER CHOW	PROJECT NO. 180202
DRAWN: PETER CHOW	DATE 02/06/2018
SCALE: AS SHOWN	CHECKED: C.C.
FILE:	REVIEWED: C.C.
VIEW: 2-D SHEET	CONSULTANT:

A1.0
OF SHEETS

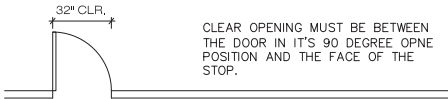
ACCESSIBILITY NOTES

A. CORRIDORS

1. 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.

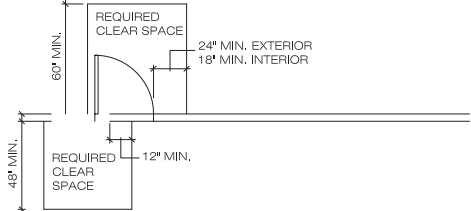
B. DOORS

1. 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 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 LESS THAN 32".
2. HINGED DOORS: THE OPENING WIDTH SHALL BE MEASURED W/ THE DOOR POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION.
3. 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 FOLD DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR SHALL NOT EXCEED 15 LBS.
4. 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 WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
5. 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.



C. LEVEL FLOOR OR LANDING

1. 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.
2. 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.

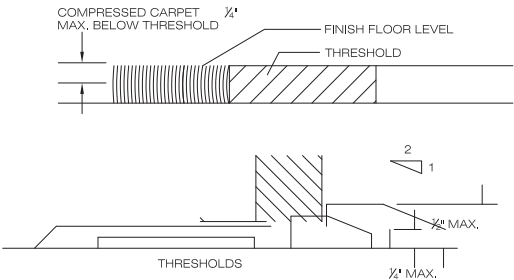


D. HARDWARE

1. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" 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.

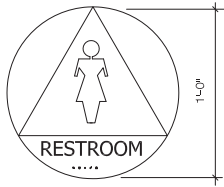
E. THRESHOLDS

1. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF A DOORWAY. CHANGE IN LEVEL BETWEEN 1/2" AND 1/2" SHALL BE BEVELED W/ A SLOPE NO GREATER THAN 1:2. CHANGE IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED WITH A RAMP.



F. IDENTIFICATION SYMBOLS

1. DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/2" THICK W/ EDGES 12" AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/2" THICK AND 12" IN DIAMETER. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/2" THICK, 12" IN DIAMETER W/ A 1/2" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60". THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.



ALL GENDER TOILET ENTRY SIGN

NOTES:

MATERIAL: WOMEN'S & WHL. CHR. SIGN PANELS TO BE 3mm SINTRA W/ SCOTT-ADA'S 1/2" 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 3/4" WHITE PLEXI APPLIED TO BACKGROUND

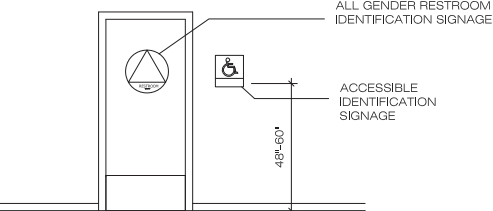
COLOR: BACKGROUND-BENJAMIN MOORE #905

LETTERS-BENJAMIN MOORE #1470

BRAILLE TILES & CHASE: STOCK BLACK

TRIANGLE TO BE #140 BLUE PLEXI WOMEN'S SYMBOL TO BE WHITE PLEXI

SPECIAL: PROVIDE VHB TAPE ON BACK OF ALL SIGNS



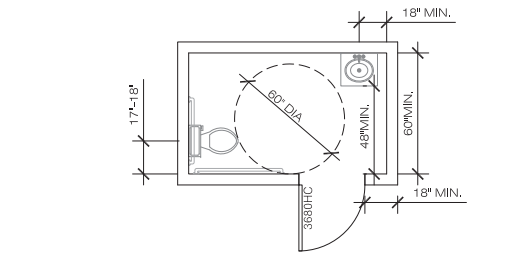
RAISED CHARACTERS AND BRAILLE ARE LOCATED AT A MIN. OF 48" MEASURED FROM THE ABOVE FINISH FLOOR AND THE BASELINE OF THE LOWEST LINE OF BRAILLE AND A MAX. OF 60" MEASURED FROM THE BASELINE OF THE HIGHEST CHARACTER RAISED.

2. 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 AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE." C. 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 TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."

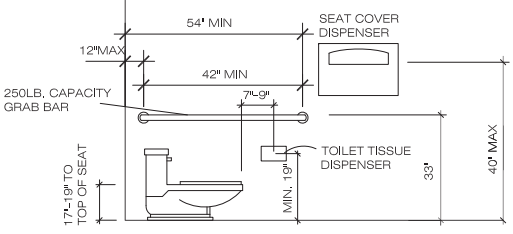
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G. TOILET FIXTURES & ACCESSORIES

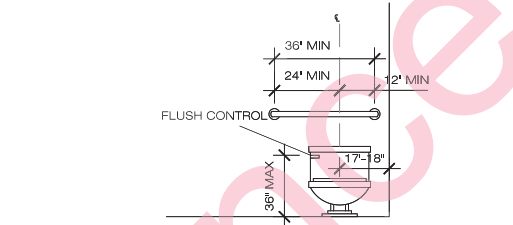
1. LAVATORY FIXTURES: THE REQUIREMENTS SHALL APPLY TO LAVATORY FIXTURES, VANITIES AND BUILT-IN LAVATORIES.
2. A CLEAR FLOOR SPACE 30" X 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOORSPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.
3. LAVATORIES ADJACENT TO WALL SHALL BE MOUNTED WITH A MIN. DISTANCE 18" TO THE CENTER LINE OF THE FIXTURE. ALL ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" AFF & WITH A CLEARANCE OF 24" MIN AFF TO THE BOTTOM OF THE APRON W/ KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MIN. 30" IN WIDTH W/ 8" MIN. DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MIN. OF 9" HIGH FROM THE FLOOR AND A MIN. 17" DEEP FROM THE FRONT OF THE LAVATORY.
4. HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE 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 REQD. TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISM ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
6. 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.



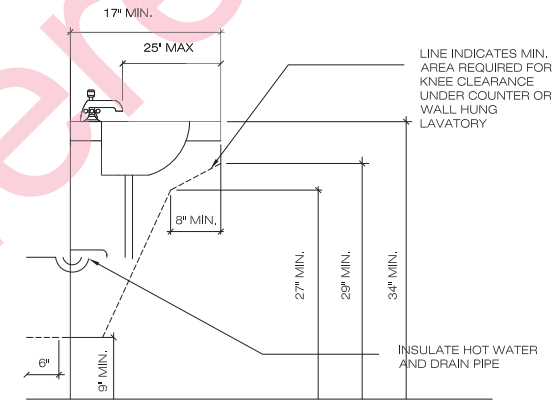
PRIVACY TOILET



ACCESSIBLE SANITARY FACILITIES



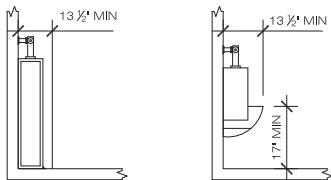
ACCESSIBLE SANITARY FACILITIES



SINK

URINALS

1. HEIGHT AND DEPTH. URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES (430 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13 1/2 INCHES (345 MM) DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.
2. CLEAR FLOOR SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.
3. FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 309.



URINAL

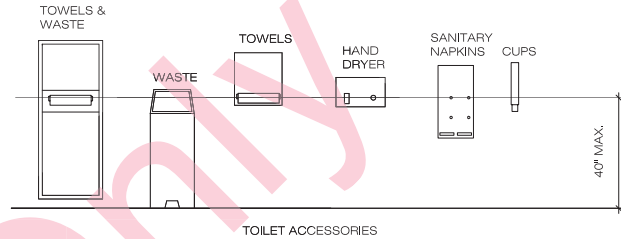
H. COUNTER WITH LAVATORY

MIRRORS

1. MIRRORS SHALL BE MOUNTED W/ THE BOTTOM EDGE NO HIGHER THAN 40" AFF.

TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES

1. 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.

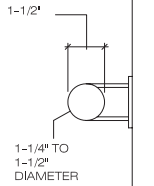


TOILET TISSUE DISPENSERS

1. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT.

GRAB BARS

1. LOCATION: GRAB BARS LOCATED ON EA. SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY HANDICAPPED/ACCESSIBLE TOILET STALL OR COMPARTMENT, SHALL BE SECURELY ATTACHED 33" ABOVE AND PARALLEL TO 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 LOCATED 15" TO 16-1/2" (PLUS OR MINUS 1") FROM THE CENTER LINE OF THE WATER CLOSET STALL, AND SHALL BE AT LEAST 42" W/ THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36".
2. DIAMETER OR WIDTH: THE DIAMETER OR WIDTH OF THE GRIPPING GRAB BAR SHALL BE 1-1/4" TO 1-1/2" 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".
3. SURFACE: A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS, EDGES SHALL HAVE A MIN. RADIUS OF 1/8". GRAB BARS SHALL NOT ROTATE BETWEEN THEIR FITTINGS.



GRAB BAR

APPLICANT:

COMMERCIAL TI

1443B NORIEGA ST
SAN FRANCISCO, CA

SHEET TITLE:

ACCESSIBILITY
NOTES

JOB ADDRESS:

1443B NORIEGA ST
SAN FRANCISCO, CA
BLOCK/LOT: 2058/010A

NO.	REVISIONS/SUBMISSIONS
1	
2	
3	

DESIGNED: PETER CHOW	PROJECT NO. 180202
DRAWN: PETER CHOW	DATE: 02/05/2018
SCALE: AS SHOWN	CHECKED: C.C.
FILE:	REVIEWED: C.C.
VIEW: 2-D	CONSULTANT:
SHEET	

A1.1
OF SHEETS

D.A. CHECKLIST (p. 2 of 2): The address of the project is : 1443B Noriega Street, San Francisco

Check all applicable boxes and specify where on the drawings the details are shown:

	Existing Fully Complying	Will be Up-graded to Full Compliance	Equivalent facilitation will provide full access	Compliance is Technically Infeasible	Approved in compliance with Accessibility provisions previously not required	Not required by Code (unless same existing)	Non-compliant request UHR (Must be ratified for AAC)	Location of detail(s) include detail no. & drawing sheet (see note: assure full accessibility) Also clarification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHEET A2.0
B. An accessible route to the area of remodel including: Parking/access aisles and curb ramps Curb ramps and walks Corridors, hallways, floors Ramps elevators, lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SHEET A2.0
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. Accessible drinking fountain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

- No additional forms required
- No additional forms required
- Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
- Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans.
- Provide details from a set of City approved reference drawings, provide its permit application number here: _____ and list reference drawing number on plans.
- No additional forms required
- Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

8

D.A. CHECKLIST (p. 1 of 2): The address of the project is : 1443B Noriega Street, San Francisco

For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced on the plan set and signed.

- The proposed use of the project is COMMERCIAL T.I. (SWEET & SMILE) (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: 1ST FLOOR
- The construction cost of this project excluding disabled access upgrades to the path of travel is \$4500, which is (check one) ☒ Less than 100 times than the Accessibility Threshold amount of \$150,244.00 based on the "2013 ENR Construction Cost Index". (The cost index & threshold are updated annually).
- Is this a City project and/or does it receive any form of public funding? Check one: ☐ Yes / ☒ No. Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through D below carefully and check the most applicable boxes. Check one box only:

<input type="checkbox"/> A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required: Fill out page 2 of D.A. Checklist
<input type="checkbox"/> B: Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans
<input checked="" type="checkbox"/> C: Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.
<input type="checkbox"/> D: Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans
<input type="checkbox"/> E: Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: _____ Description of revision: _____

CBC chapter 2 section 202 Definitions:

Technically Infeasible. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

- The cost of providing access.
- The cost of all construction contemplated.
- The impact of proposed improvements on financial feasibility of the project.
- The nature of the accessibility which would be gained or lost.
- The nature of the use of the facility under construction and its availability to persons with disabilities

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC.

7

Form C: DISABLED ACCESS 20% RULE

This form is only required for projects equal to or under the valuation threshold when box "C" is checked off on the D.A. Checklist and is for providing an itemized list of the estimated costs for the expenditures used for disabled access upgrades for this project. Reproduce this form along with the D.A. Checklist and any required form(s) on the plans.

Based on CBC Section 11B-202.4 Exception 8, only projects with a construction cost less than or equal to the valuation threshold (current ENR Construction Cost Index Amount) are eligible for the 20% rule. In choosing which accessible elements to provide, priority should be as listed on p. 2 of the D.A. Checklist.

In general, projects valued over the threshold are not eligible for the 20% rule (see CBC 11B-202.4 Exceptions I through 8 for other exceptions).

CBC Section 11B-202.4, Exception 9 (abbreviated): In alteration projects involving buildings & facilities previously approved & built without elevators, areas above & below the ground floor are subject to the 20% disproportionality provisions described in Exception 8, even if the value of the project exceeds the valuation threshold in Exception 8. Refer to the Code for the types of buildings & facilities that qualifies for this 20% disproportionality provisions when project valuation is over the threshold.

	Contractor's Estimated Cost	DBI Revised Cost
A) Cost of Construction: (Excluding Alterations to the Path of Travel as required by 11B-202.4)	\$45,000	\$
B) 20% of A) :	\$9,000	\$
List the Upgrade Expenditures and their respective construction cost below:		
1. ADA UNISEX BATHROOM UPGRADE	\$8,500	\$
2. GRAB BAR	\$500	\$
3.	\$	\$
4.	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
8.	\$	\$
9.	\$	\$
Total Upgrade Expenditures <small>Should be approximately equal to, but not to exceed, Line B</small>	\$9000	\$

9



APPLICANT:
COMMERCIAL TI

1443B NORIEGA ST
SAN FRANCISCO, CA

SHEET TITLE:
DA CHECK LIST

JOB ADDRESS:

1443B NORIEGA ST
SAN FRANCISCO, CA
BLOCK/LOT: 2058/010A

NO.	REVISIONS/SUBMISSIONS
1	
2	
3	

DESIGNED: PETER CHOW	PROJECT NO. 180202
DRAWN: PETER CHOW	DATE: 02/05/2018
SCALE: AS SHOWN	CHECKED: C.C.
FILE:	REVIEWED: C.C.
VIEW: 2-D SHEET	CONSULTANT:

A1.2
OF SHEETS

WORK & KEY NOTES

1. MAXIMUM EFFORT TO OPERATE DOOR SHALL NOT EXCEED 5 LBS. REDUCE DOOR PRESSURE TO 5 LBS OR LESS.
2. PATH OF TRAVEL MUST BE A MINIMUM OF 36" WIDE AND MINIMUM OF 80" HEIGHT.
3. PROVIDE ILLUMINATED EXIT SIGN AND EMERGENCY LIGHT
4. EXIT SIGNS MUST BE APPROPRIATELY ILLUMINATED, WITH A MINIMUM OF 5 FOOT-CANDLES ON THE SURFACE OF THE LETTERING. LETTERS MUST BE A MINIMUM OF 6 INCHES HIGH WITH A MINIMUM OF THREE-QUARTER-INCH-WIDE STROKES ON THE LETTER.
5. EXIT SIGNS MUST BE VISIBLE AND THEY MAY NOT BE OBSTRUCTED BY DECORATIONS OR EQUIPMENT. ANY LOCATION THAT COULD BE EASILY CONFUSED FOR ANY EXIT IN AN AREA WHERE AN EXIT IS NOT VISIBLE MUST BE LABELED AS "NOT AN EXIT" OR HAVE A LABEL THAT MAKES CLEAR IT IS NOT AN EXIT.
6. LEVERED HARDWARE ON THE RESTROOM DOOR, THE RESTROOM DOOR HARDWARE SHALL HAVE A PUSH BUTTON LOCKING MECHANISM IN THE DOOR HANDLE THAT CAN BE OPERATED WITH THE KNUCKLES OF THE HAND.
7. AN 18"x18" WALL HUNG LAVATORY W/MIN. OF 29" CLEARANCE UNDER THE FRONT APRON OF THE LAVATORY, A MIN. DEPTH OF 9", WITH INSULATED PIPES AND LEVERED HARDWARE, THE LAVATORY SHALL BE MOUNTED SO THAT THE EDGE OF LAVATORY IS 28" AWAY FROM THE SIDE OF THE WATER CLOSET.
8. CENTER LINE OF WATER CLOSET SHALL BE 17"-18" FROM THE SIDE WALL. FLUSH CONTROL SHALL BE ON OUTSIDE OF THE TANK
9. SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17" INCHES MINIMUM AND 19" INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
10. PROVIDED A 36" REAR GRAB BAR AND A 42" SIDE GRAB BAR MOUNTED BETWEEN 33"-36" FROM THE FLOOR TO THE CENTER OF THE GRAB BAR, PROVIDE 12" INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL.
11. CLEARANCES AROUND WATER CLOSETS AND IN TOILET COMPARTMENTS SHALL BE 60" INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 58" INCHES MINIMUM MEASURED PERPENDICULAR FORM THE REAR WALL.
12. MIRROR SHALL BE MOUNTED AT A HEIGHT OF 40" FROM THE FLOOR TO THE BOTTOM EDGE OF THE MIRROR.
13. TOILET SEAT COVER DISPENSER IS MOUNTED ABOVE THE WATER CLOSET PREVENTING ACCESS FROM WHEEL CHAIR, DISPENSERS SHALL BE 7" INCHES MINIMUM AND 9" INCHES, THE OUTLET OF THE DISPENSER SHALL BE 15" INCHES MINIMUM AND 48" INCHES MAXIMUM ABOVE THE FINISH FLOOR AND SHLL NOT BE LOCATED BEHIND GRAB BARS.
14. RECESSED PAPER TOWEL DISPENSER & WASTE RECEPTACLE, SEE ACCESSIBILITY NOTES FOR DETAILS
15. SOAP DISPENSER, SEE ACCESSIBILITY NOTES FOR DETAILS
16. A RESTROOM SIGN WITH THE ISA MUST BE POSTED ON THE RESTROOM DOOR AND ADJACENT WALL AT A HEIGHT OF 60" FROM THE FLOOR TO THE CENTER LINE OF SIGN.
17. BATHROOM VENTILATION FAN WITH MINIMUM 50 CFM AND MAXIMUM 1 SONE SOUND RATING, BATH FANS SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM, MOISTURE EXHAUST DUCT (MIN. 4") TO THE OUTSIDE, DUCT LENGTH IS LIMITED TO 14 FT, W/ 2 ELBOWS
18. DOOR SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE, DOOR SHALL BE PERMITTED TO SWING INTO THE REQUIRED TURNING SPACE.
19. WALL BETWEEN SUBJECT TENANT SPACE AND ADJACENT TENANT SPACE ARE TO BE SEPARATED BY A FIRE WALL. THE WALL MATERIAL SHALL BE APPROVED NONCOMBUSTIBLE MATERIALS, THE FIRE WALL SHALL HAVE A FIRE-RESISTANCE RATING IN ACCORDING TO 2016 CBC TABLE 706.4. CONTRACTORS ARE TO VERIFY IN FIELD THE WALL MATERIAL AND RATINGS.
20. OCCUPANT LOAD SHALL BE POSTED NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE, POSTED SIGN SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT
21. THE RESTROOM FLOORING AND WALLS SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL. THE FLOORING SHALL MATERIAL SHALL EXTEND UPWARDS OF A MINIMUM OF 4". THE WALL SHALL HAVE A SIMILAR FINISH WITH A HEIGHT OF 48".
22. THE WATER HEATER IS TO BE INSTALLED IN THE INTERIOR ABOVE THE ENTRY ROOF. THE G.C. IS TO INSTALL A WATERTIGHT PAN OF CORROSION RESISTANT MATERIAL BENEATH THE WATER HEATER w/ MIN. 3" DIAMETER DRAIN TO AN APPROVED LOCATION. THE PAN SHALL NOT BE LESS THAN 1 1/2" IN DEPTH PER CBC 507
23. REMOVE THE BLIND FOR 100% TRANSPARENCY, HAS TO BE CLEAR FROM THE STREET AT ALL TIME.

DRAWING LEGEND:

EXISTING WALL TO REMAIN

EXISTING NON-BEARING WALL TO BE REMOVED

NEW PARTITION WALL, SEE ARCH DETAIL

NEW CONCRETE WALL

1 HR. RATED WALL

WALL WITH R13 INSULATION

KEY NOTES

CLEAR FLOOR SPACE

TACTILE SIGN PER CBC 1011

PATH OF TRAVEL

EXIT SIGN AND EMERGENCY LIGHT

EMERGENCY LIGHT

GALGREEN MEASURE

1. WEATHER RESISTANCE AND MOISTURE MANAGEMENT: MOISTURE CONTROL, EMPLOY MOISTURE CONTROL MEASURES BY DESIGN EXTERIOR ENTRIES AND OPENINGS TO PREVENT WATER INTRUSION INTO BUILDINGS PER CGC 5.407.2.2
2. CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (CGC 5.408): CONSTRUCTION WASTE DIVERSION, COMPLY WITH CITY OF SAN MATEO CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING PROGRAM.
3. BUILDING MAINTENANCE AND OPERATION: VERIFICATION OF COMPLIANCE, A COPY OF THE COMPLETED WASTE MANAGEMENT REPORT SHALL B PROVIDED.
4. TESTING AND ADJUSTING: RECYCLING BY OCCUPANTS, PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND AREA IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NONHAZARDOUS MATERIALS FOR RECYCLING PER CGC 5.410.1
5. POLLUTANT CONTROL: TESTING AND ADJUSTING OF SYSTEMS SHALL BE REQUIRED FOR BUILDINGS LESS THAN 10,000 SQUARE FEET PER CGC 5.410.4
6. FINISH MATERIAL POLLUTANT CONTROL SHALL COMPLY WITH SECTIONS 5.504.4.1 THR. 5.504.4.4
7. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE STANDARDS LISTED IN CGC 5.504.4.4
8. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY.
9. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4.5
10. IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MERV OF 8. MERV 8 FILTERS SHALL BE INSTALLED AFTER ANY FLUSHED-OUT OR TESTING AND PRIOR TO OCCUPANCY, AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.
11. OUTDOOR AIR QUALITY: OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS, INSTALLATION OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 OR 5.508.1.2
12. HVAC INSTALLER QUALIFICATION: HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 7.2.1
13. VERIFICATION: UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

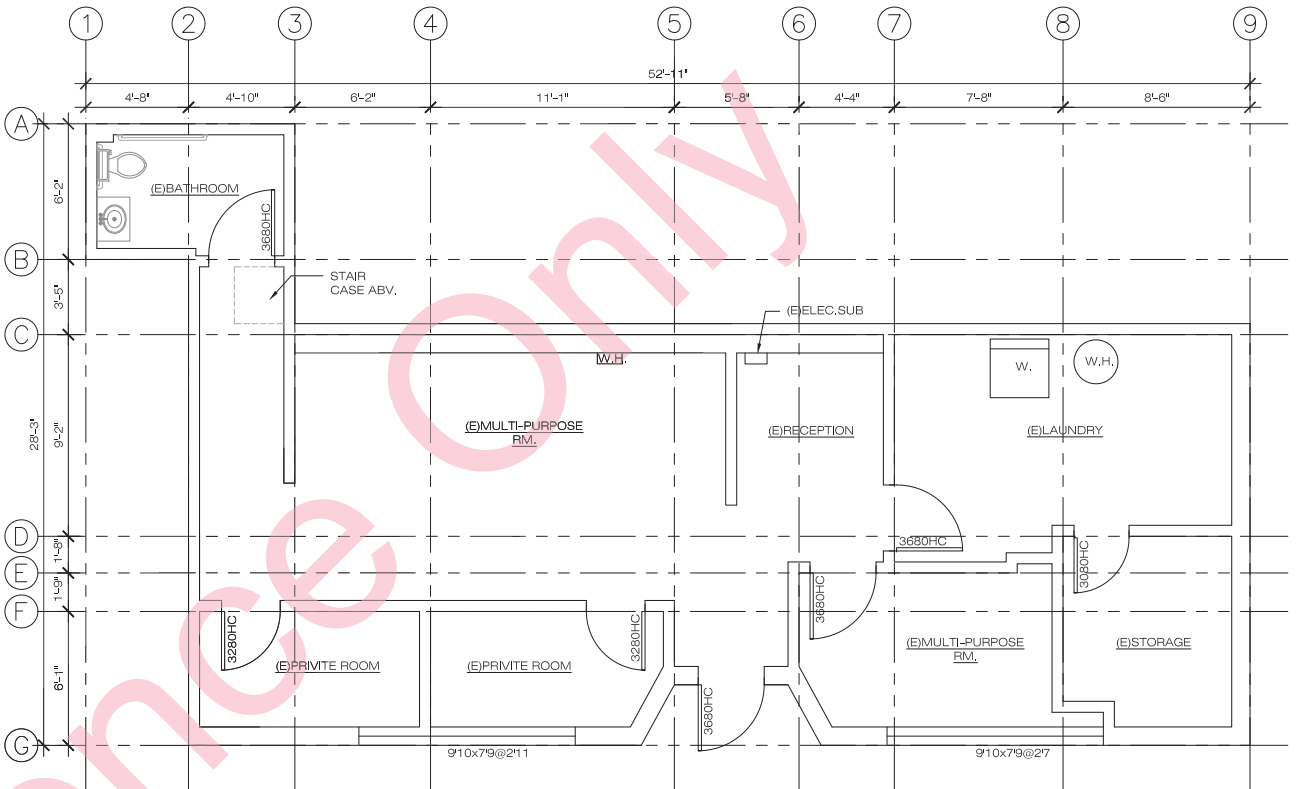
VENTILATION NOTES

1. ALL ENCLOSED SPACES IN A BUILDING THAT ARE NORMALLY USED BY HUMANS SHALL BE VENTILATED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION AND THE CBC.
2. THE OUTDOOR AIR-VENTILATION RATE AND AIR-DISTRIBUTION ASSUMPTIONS MADE IN THE DESIGN OF THE VENTILATING SYSTEM SHALL BE CLEARLY IDENTIFY ON THE PLANS REQUIRED BY SECTION 10-103 OF TITLE 24, PART 1.
3. NATURAL VENTILATION:
- A) NATURALLY VENTILATED SPACES SHALL BE PERMANENTLY OPEN TO AREA WITHIN 20 FEET OF OPERABLE WALL OR ROOF OPENINGS TO THE OUTDOORS. THE OPERABLE AREA OF WHICH IS NOT LESS THAN 5% OF THE CONDITIONED FLOOR AREA OF THE NATURALLY VENTILATED SPACE. WHERE OPENINGS AREA CONVERGED WITH LOUVERS OR OTHERWISE OBSTRUCTED, OPERABLE AREA SHALL BE BASED ON THE FREE UNOBSTRUCTED AREA THROUGH THE OPENING.
- B) THE MEANS TO OPEN REQUIRED OPERABLE OPENINGS SHALL BE READILY ACCESSIBLE TO BUILDING OCCUPANTS WHENEVER THE SPACE IS OCCUPIED.
4. MECHANICAL VENTILATION:
- A) THE CONDITIONED FLOOR AREA OF THE SPACE TIMES THE APPLICABLE VENTILATION RATE FORM 121-A: OR
- B) 15 CFM PER PERSON TIMES THE EXPECTED NUMBER OF OCCUPANTS. FOR MEETING THE REQUIREMENT IN SECTION 121 (B)2B FOR SPACES WITHOUT FIXED SEATING, THE EXPECTED NUMBER OF OCCUPANTS SHALL BE EITHER THE EXPECTED NUMBER SPECIFIED BY THE BUILDING DESIGNER OR ONE HALF OF THE MAXIMUM OCCUPANT LOAD ASSUMED FOR EGRESS PURPOSES IN THE CBC. WHICHEVER IS GREATER. FOR SPACES WITH FIXED SEATING, THE EXPECTED NUMBER OF OCCUPANT SHALL BE DETERMINED IN ACCORDANCE WITH THE CBC.

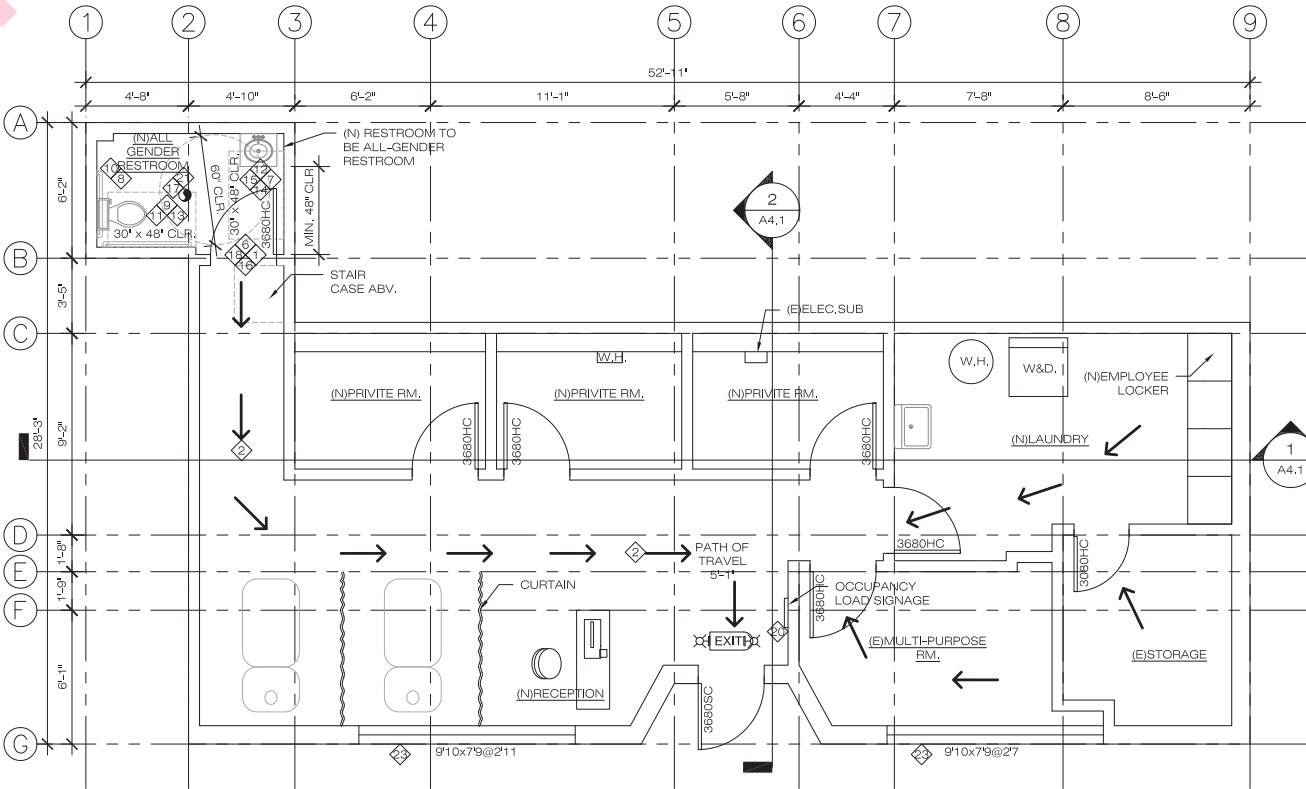
HEALTH NOTES

- 2015 CHANGES LAWS FOR MASSAGE ESTABLISHMENTS
- IN JANUARY 2015, AMENDMENTS TO STATE LAW REGARDING MASSAGE ESTABLISHMENTS WENT INTO EFFECT. SUBSEQUENTLY, SAN FRANCISCO UPDATED SAN FRANCISCO HEALTH CODE ARTICLE 29 SO THAT LOCAL REQUIREMENTS CONFORM TO STATE LAW AS FOLLOWS:
1. HUMAN TRAFFICKING POSTER - MASSAGE ESTABLISHMENTS MUST COMPLY WITH THE REQUIREMENTS OF CALIFORNIA CIVIL CODE SECTION 52.6. THE REQUIRED NOTICES OF HUMAN TRAFFICKING INFORMATION AND TELEPHONE HOTLINE NUMBER S SHALL BE POSTED IN ENGLISH, SPANISH, CANTONESE, VIETNAMESE, AND OTHER LANGUAGES AS DETERMINED BY THE DEPARTMENT. YOUR HEALTH INSPECTOR WILL PROVIDE YOU WITH A POSTER DURING YOUR NEXT INSPECTION. YOU MAY ALSO OBTAIN A POSTER BY VISITING 1390 MARKET ST., ST.3.210.
2. EXTERNAL DOOR LOCKING - DOORS ARE TO REMAIN UNLOCKED. MASSAGE ESTABLISHMENT INTERIOR AND EXTERIOR DOORS SHALL REMAIN UNLOCKED WHILE THE MASSAGE ESTABLISHMENT IS OPEN. EXTERIOR DOORS MAY REMAIN LOCKED IF THE MASSAGE ESTABLISHMENT IS OWNED BY ONE INDIVIDUAL WITH NO MORE THAN ONE EMPLOYEE OR INDEPENDENT CONTRACTOR. ADDITIONALLY, OBSTRUCTION OR INTERFERENCE WITH AN INSPECTION IS A VIOLATION OF THE HEALTH CODE.
- ADDITIONALLY, THE HEALTH DEPARTMENT ADDED MEASURES WITHIN THE AMENDED LEGISLATION TO HELP PREVENT ILICIT ACTIVITY AT THE BUSINESSES. THE HEALTH DEPARTMENT HAS THE AUTHORITY TO CLOSE DOWN BUSINESSES THAT ARE FOUND TO BE OPERATING ILLEGALLY. GROUNDS FOR DENIAL INCLUDE:
1. BEING CONVICTED OF, OR CURRENTLY CHARGED WITH CRIMINAL ACTS, INCLUDING THOSE RELATED TO HUMAN TRAFFICKING;
2. ANY SUSPENSIONS IN ANOTHER JURISDICTION THAT WOULD QUALIFY FOR REVOCATION AND A CURRENT DISCIPLINARY PROCESS ON ANOTHER MASSAGE PERMIT THAT COULD RESULT IN SUSPENSION OR REVOCATION;
3. THE REVOCATION OR SUSPENSION OF ANY PERMIT BY THE PUBLIC HEALTH DIRECTOR IN THE LAST 12 MONTHS;
4. THE REVOCATION TO OPERATE A MASSAGE BUSINESS AT THE SAME LOCATION WITHIN THE LAST 12 MONTHS;
5. THE ENDANGERMENT OF THE HEALTH AND SAFETY OF THE EMPLOYEES OR CLIENTS, OR COERCION OF ANY EMPLOYEE TO ENGAGE IN ILLEGAL CONDUCT.
- 2015 CHANGES LAWS FOR MASSAGE PRACTITIONERS
1. REQUIRE MASSAGE PRACTITIONERS TO COMPLETE 500 HOURS OF INSTRUCTION. PRACTITIONERS WHO APPLIED BEFORE JUNE 27, 2015 WITH 100 HOURS (THE PREVIOUS REQUIREMENT) ARE EXEMPT FROM THE 500 HOUR REQUIREMENT. THOSE THAT FILE ON OR AFTER JUNE 27, 2015 MUST HAVE 500 HOURS.
2. REMOVAL OF TIERED GENERAL AND ADVANCED PRACTITIONER PERMITS.
3. PRACTITIONER ATTIRE - PRACTITIONERS SHALL REMAIN FULLY CLOTHED WHILE ADMINISTERING MASSAGE OR WHEN THEY ARE OTHERWISE VISIBLE TO CLIENTS ON BUSINESS PREMISES, INCLUDING PREMISES DESIGNATED BY THE CLIENT THROUGH AN OUTCALL MASSAGE SERVICE. THE MASSAGE PRACTITIONERS ATTIRE SHALL NOT INCLUDE: (1) ATTIRE THAT IS TRANSPARENT, SEE-THROUGH, OR THAT SUBSTANTIALLY EXPOSES THE PRACTITIONERS UNDERGARMENTS; (2) SWIM ATTIRE, UNLESS THE PRACTITIONER IS PROVIDING A WATER-BASED MASSAGE MODALITY THAT HAS BEEN APPROVED BY CAMTC; OR (3) ATTIRE THAT EXPOSES THE INDIVIDUAL'S BREASTS, BUTTOCKS, OR GENITALS.
4. REQUIRE THE HEALTH DEPARTMENT TO PROVIDE CULTURALLY AND LINGUISTICALLY APPROPRIATE EDUCATIONAL MATERIALS REGARDING LABOR LAWS, SANCTUARY CITY STATUS, AND INFORMATION THAT PROVIDE LINKAGES TO HEALTH CARE AND OTHER SOCIAL AND COMMUNITY RESOURCES NEEDED.
5. PRACTITIONER PERMITS MUST BE MADE AVAILABLE UPON THE REQUEST OF A HEALTH INSPECTOR. ESTABLISHMENT PERMITS MUST BE DISPLAYED.

- 2015 CHANGES APPLICABLE TO PREVIOUSLY EXEMPT MASSAGE ESTABLISHMENTS
- UNDER THE 2015 CHANGES TO ARTICLE 29, MASSAGE ESTABLISHMENTS THAT PREVIOUSLY HAD A PERMIT EXEMPTION BECAUSE THE BUSINESS EMPLOYED ALL CAMTC (CALIFORNIA MASSAGE THERAPY COUNCIL) MASSAGE PRACTITIONERS ARE REQUIRED TO OBTAIN A HEALTH DEPARTMENT PERMIT AND ARE SUBJECT TO ALL OF THE SAME REQUIREMENTS AS OTHER MASSAGE BUSINESSES IN THE CITY. A PREVIOUSLY EXEMPT BUSINESS WAS ALLOWED TO CONTINUE TO OPERATE WITHOUT A PERMIT UNTIL ITS APPLICATION FOR A PERMIT WAS DETERMINED. THE OWNER HAD TO SUBMIT A COMPLETED APPLICATION WITHIN 90 DAYS OF THE EFFECTIVE DATE OF THE ORDINANCE (EFFECTIVE DATE IS 6/27/2015). ANY MASSAGE ESTABLISHMENT OPERATING WITHOUT A HEALTH DEPARTMENT PERMIT WHICH DID NOT SUBMIT AN APPLICATION BY SEPTEMBER 25, 2015 WAS SUBJECT TO AN ADMINISTRATIVE FINE UP TO \$1000 PER DAY OF OPERATING WITHOUT A PERMIT. FURTHERMORE, THE BUSINESS LOCATION AND OWNER WERE INELIGIBLE FOR A NEW PERMIT FROM THE HEALTH DEPARTMENT FOR 180 DAYS.



1 EXISTING 1ST FLOOR PLAN



2 PROPOSED 1ST FLOOR PLAN



APPLICANT:
COMMERCIAL TI

1443B NORIEGA ST
SAN FRANCISCO, CA

SHEET TITLE:
FLOOR PLANS

JOB ADDRESS:

1443B NORIEGA ST
SAN FRANCISCO, CA
BLOCK/LOT: 2058/010A

NO.	REVISIONS/SUBMISSIONS
1	
2	
3	

DESIGNED: PETER CHOW	PROJECT NO. 180202
DRAWN: PETER CHOW	DATE: 02/06/2018
SCALE: AS SHOWN	CHECKED: C.C.
FILE:	REVIEWED: C.C.
VIEW: 2-D SHEET	CONSULTANT:

A2.0

OF SHEETS



APPLICANT:
COMMERCIAL TI
443B NORIEGA ST
SAN FRANCISCO, CA

SHEET TITLE:
CEILING PLAN

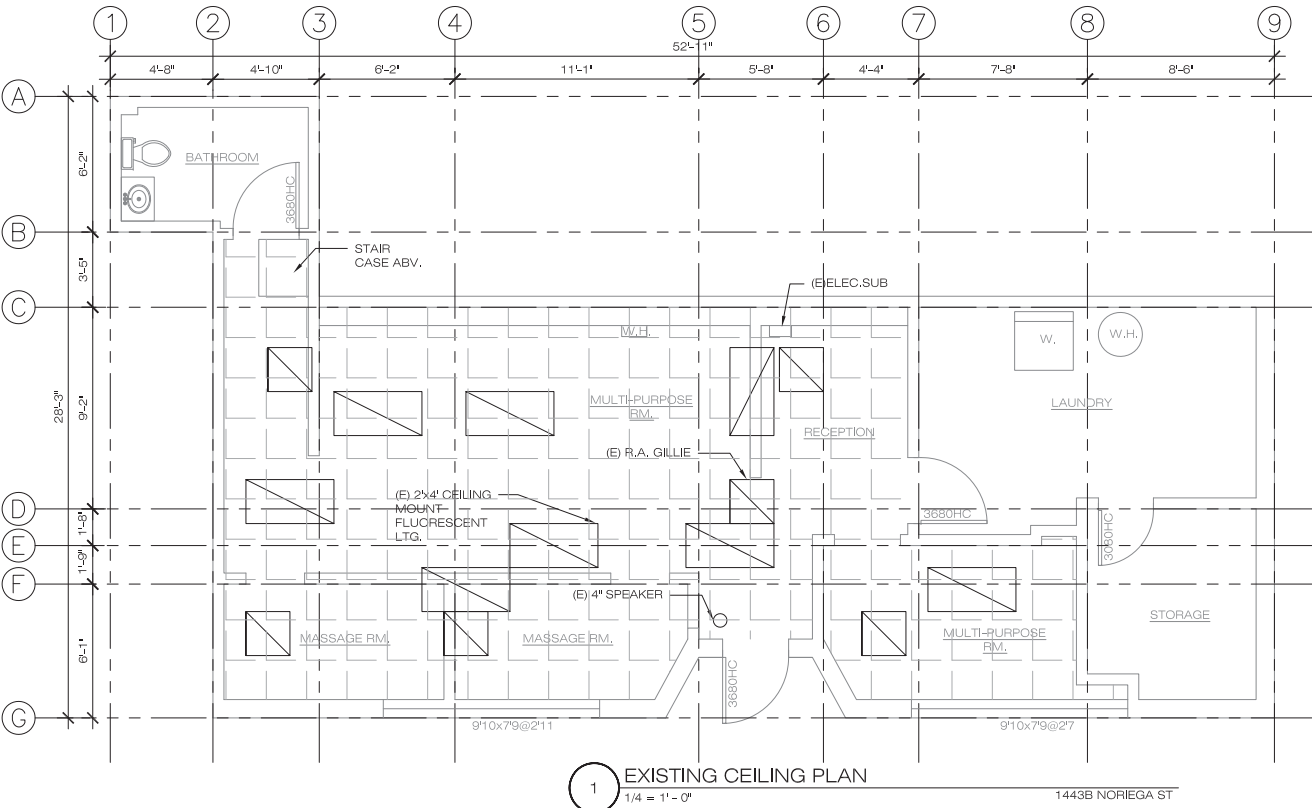
DB ADDRESS:
443B NORIEGA ST
SAN FRANCISCO, CA
LOCK/LOT: 2058/010A

0.	REVISIONS/SUBMISSIONS	
1		
2		
3		
SIGNED: TER CHOW		PROJECT NO. 180202
DRAWN: TER CHOW		DATE: 02/06/2018
SCALE: SHOWN		CHECKED: C.C.
REVIEWED: C.C.		REVIEWED: C.C.
W: D		CONSULTANT:
SHEET		

A2.1

SHEETS

<h2>ELECTRICAL KEYED NOTES</h2>		<h2>ELECTRICAL SYMBOLS</h2>	
<div><div>①</div>CONDUIT EMT SHOULD BE GALVANIZED WITH MINIMUM #.</div> <div><div>②</div>CONDUIT FILL SHOULD NOT EXCEED 40% FOR NEW INSULATION.</div> <div><div>③</div>ALL EXTERIOR CONDUIT SHOULD BE MOIST TIGHT.</div> <div><div>④</div>ALL FEED SIZE SHOULD FOLLOW MANUFACTURED SPECIFICATIONS, COORDINATE WITH G.C AND E.C.</div>		<div><div>\$</div>SINGLE POLE SWITCH</div> <div><div>\$</div>DOUBLE POLE SWITCH</div> <div><div>\$</div>THREE WAY SWITCH</div> <div><div>\$</div>FOUR WAY SWITCH</div> <div><div>\$</div>SWITCH WITH PILOT LIGHT</div> <div><div>\$</div>COMB SWITCH/RECEPTACLE</div> <div><div>\$</div>THERMAL OVERLOAD SWITCH</div> <div><div>\$</div>MANUAL MOTOR SWITCH</div> <div><div>\$</div>LOW VOLTAGE SWITCH</div> <div><div>\$</div>DOOR OPERATED SWITCH</div> <div><div>\$</div>KEY SWITCH</div> <div><div>\$</div>WEATHERPROOF SWITCH</div> <div><div>\$</div>TIME SWITCH</div> <div><div>\$</div>OCCUPANCY SENSOR SWITCH</div> <div><div>\$</div>OCCUPANCY SENSOR</div> <div><div>\$</div>DIMMER SWITCH (WATTAGE SHOWN)</div>	
<h2>GENERAL NOTES - THIS SHEET</h2>			
<div><div>1.</div>DO NOT WIRE ANY EXIT OR EMERGENCY LIGHTS TO SAME CIRCUIT AS NIGHT LIGHTS.</div> <div><div>2.</div>EXHAUST FAN AND LIGHT FIXTURES IN RESTROOMS MUST BE ELECTRICALLY INTERLOCKED.</div> <div><div>3.</div>ALL CIRCUIT NOTES HOMERUN TO ELEC. PANEL U.O.N.</div> <div><div>4.</div>ALL RECEPTACLE ON THE ROOF ARE TO BE WEATHERPROOF.</div> <div><div>5.</div>ALL HEAT PUMP WILL HAVE A DEDICATED WEATHERPROOF RECEPTACLE.</div>			
<h2>ELECTRICAL ABBREVIATIONS</h2>		<h2>ELECTRICAL SYMBOLS</h2>	
18"	DIMENSION INDICATES HEIGHT ABOVE FINISHED FLOOR AT WHICH CENTER OF DEVICE IS TO BE MOUNTED.	<div><div></div>SINGLE RECEPTACLE (120 VOLT)</div>	
AFB	ABOVE FINISHED FLOOR.	<div><div></div>DUPLEX RECEPTACLE (120 VOLT)</div>	
AFG	ABOVE FINISHED GRADE.	<div><div></div>WEATHERPROOF RECEPTACLE</div>	
C.M.	CEILING MOUNT	<div><div></div>GROUND FAULT RECEPTACLE</div>	
E.C.	ELECTRICAL CONTRACTOR.	<div><div></div>ISOLATED GROUND RECEPTACLE</div>	
FPN	FUSE PER EQUIPEMINT NAMEPLATE REQUIREMENTS.	<div><div></div>DRINKING FOUNTAIN</div>	
G.C.	GENERAL CONTRACTOR.	<div><div></div>SWITCHED RECEPTACLE</div>	
M.C.	MECHANICAL CONTRACTOR.	<div><div></div>HALF HOT RECEPTACLE</div>	
P.C.	PLUMBING CONTRACTOR.	<div><div></div>DOUBLE DUPLEX RECEPTACLE</div>	
WP	INDICATES DEVICE TO HAVE WEATHERPROOF COVER.	<div><div></div>CLOCK RECEPTACLE</div>	
UON	UNLESS OTHERWISE NOTED.	<div><div></div>FLOOR RECEPTACLE DUPLEX</div>	
FACP	FIRE ALARM CONTROL PANEL.	<div><div></div>SURFACE CEILING RECEPTACLE DUPLEX</div>	
SMP	SPRINKLER MONITORING PANEL.	<div><div></div>SPECIAL EQUIPMENT RECEPTACLE</div>	
NL	NIGHT LIGHT, LIGHT NOT SWITCHED.	<div><div></div>LOCKING RECEPTACLE</div>	



APPLICANT:
COMMERCIAL TI

1443B NORIEGA ST
SAN FRANCISCO, CA

SHEET TITLE:
ELEVATION

JOB ADDRESS:

1443B NORIEGA ST
SAN FRANCISCO, CA
BLOCK/LOT: 2058/010A

NO.	REVISIONS/SUBMISSIONS
1	
2	
3	

DESIGNED: PETER CHOW	PROJECT NO. 180202
DRAWN: PETER CHOW	DATE: 02/06/2018
SCALE: AS SHOWN	CHECKED: C.C.
FILE:	REVIEWED: C.C.
VIEW: 2-D SHEET	CONSULTANT:

A4.0
OF SHEETS



APPLICANT:
COMMERCIAL TI

1443B NORIEGA ST
SAN FRANCISCO, CA

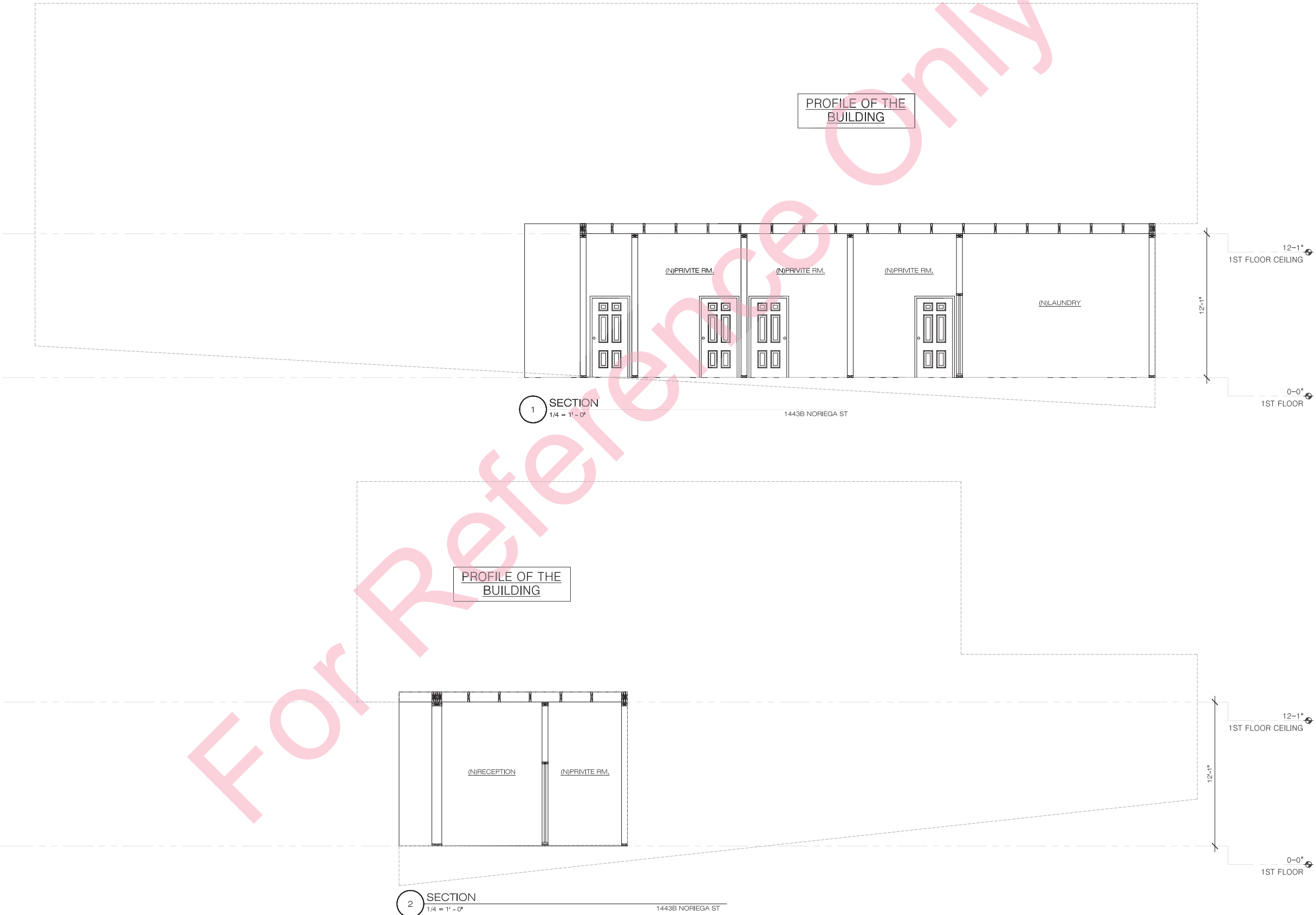
SHEET TITLE:
SECTION

JOB ADDRESS:

1443B NORIEGA ST
SAN FRANCISCO, CA
BLOCK/LOT: 2058/010A

NO.	REVISIONS/SUBMISSIONS
1	
2	
3	

DESIGNED: PETER CHOW	PROJECT NO. 180202
DRAWN: PETER CHOW	DATE: 02/06/2018
SCALE: AS SHOWN	CHECKED: C.C.
FILE:	REVIEWED: C.C.
VIEW: 2-D SHEET	CONSULTANT:





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1443 Noriega Street		2058/010A	
Case No.	Permit No.	Plans Dated	
2017-010579CUA	TBD	02/06/2018	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Conditional Use Authorization for change of use from foot/chair massage to massage establishment (d.b.a. "Sweet & Smile Massage") at the subject property, pursuant to Planning Code Sections 303 and 731. Interior tenant improvement is proposed with no changes to the building exterior.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

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

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p style="padding-left: 40px;">a. Per HRER dated: _____ (attach HRER)</p> <p style="padding-left: 40px;">b. Other (specify): _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name:</p> <p>Project Approval Action:</p> <p>Planning Commission Hearing</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <div style="display: flex; align-items: center;"> <div style="font-size: 48pt; margin-right: 20px;">Nancy Tran</div> <div> <p>Digitally signed by Nancy Tran DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Nancy Tran, email=Nancy.H.Tran@sfgov.org Date: 2018.03.29 16:19:57 -07'00'</p> </div> </div>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1443 NORIEGA ST
RECORD NO.: 2017-010579CUA

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

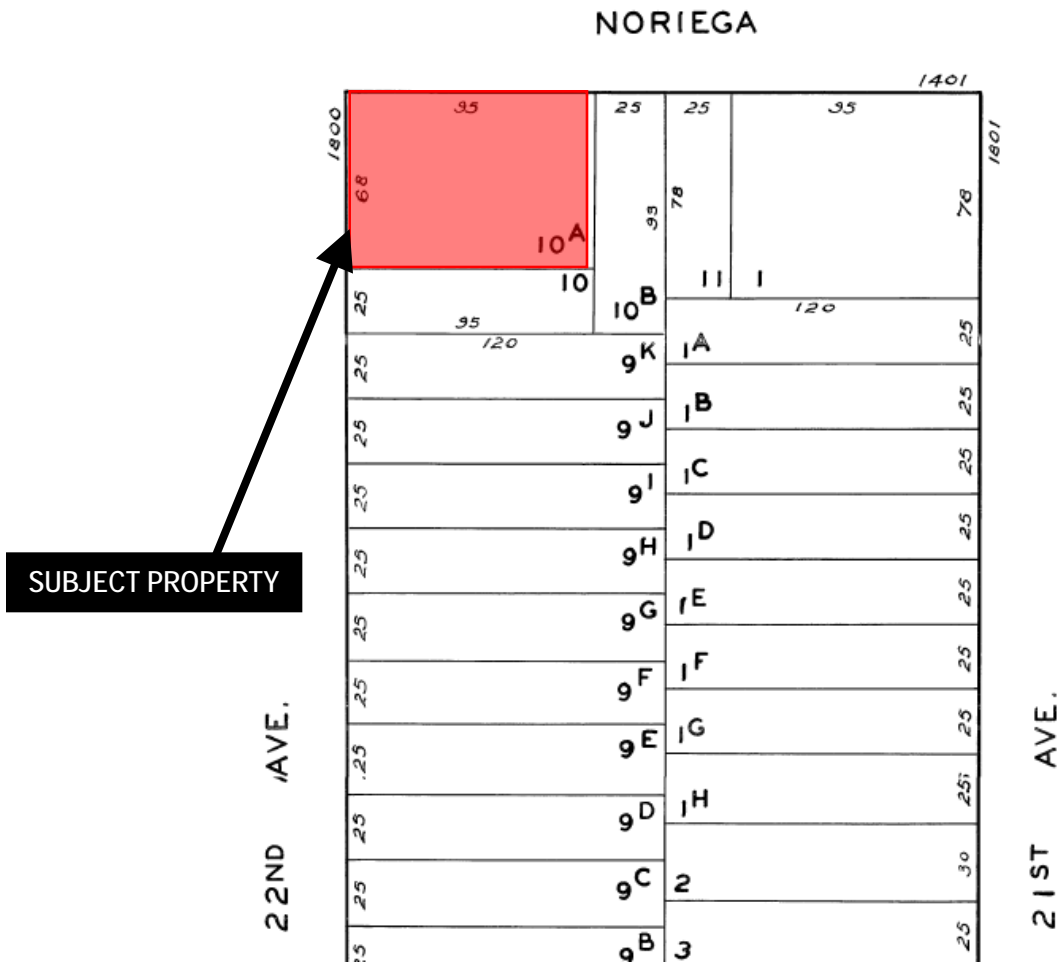
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

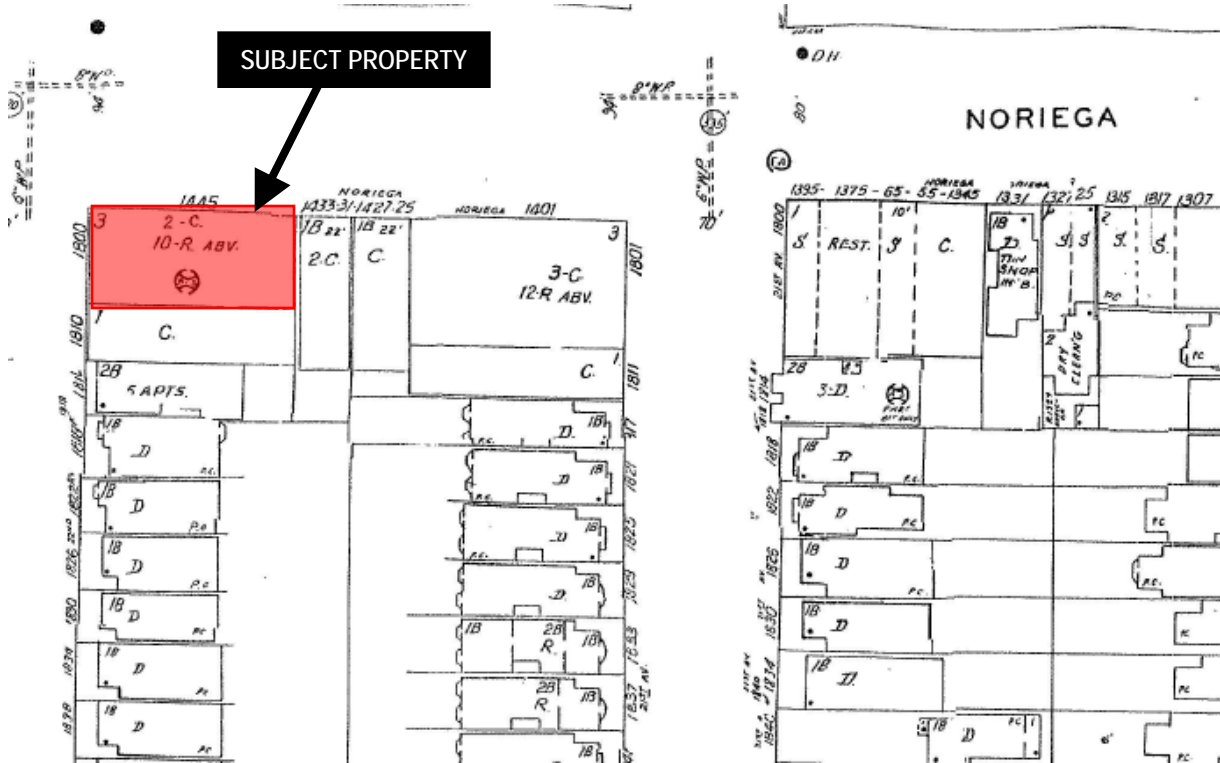
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	6,460 sq.ft.	No change	
Residential	Unknown	No change	
Commercial/Retail	Unknown	No change	
Office	Unknown	No change	
Industrial/PDR <i>Production, Distribution, & Repair</i>	N/A		
Parking	0	No change	Parking is for residential Residential is not affected
Usable Open Space	Unknown	No change	
Public Open Space	N/A		
Other ()			
TOTAL GSF	11,808	No change	Other tenant/residential area totals unknown
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	N/A		Residential is not affected
Dwelling Units - Affordable	N/A		Residential is not affected
Hotel Rooms	N/A		
Parking Spaces	N/A		Parking is for residential Residential is not affected
Loading Spaces	N/A		
Car Share Spaces	N/A		
Bicycle Spaces	0	0	None required Not intensification of use
Number of Buildings	1	No change	
Number of Stories	3	No change	
Height of Building(s)	30'	No change	
Other ()			

Block Book Map



Conditional Use Authorization Hearing
Case Number 2017-010579CUA
1443 Noriega Street

Sanborn Map*



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



Conditional Use Authorization Hearing
Case Number 2017-010579CUA
1443 Noriega Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2017-010579CUA
1443 Noriega Street

Aerial Photo

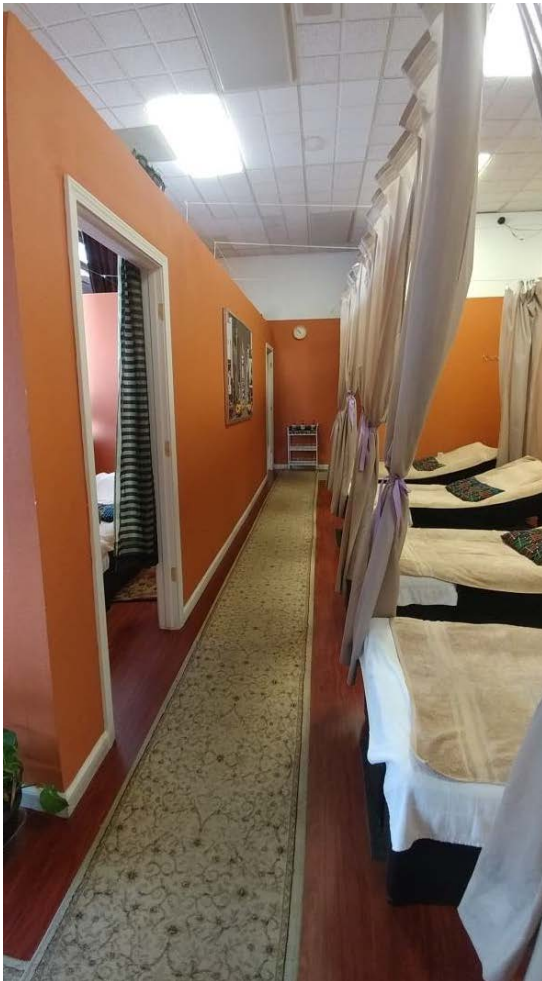


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-010579CUA
1443 Noriega Street

Context Photos



CASE NUMBER:
For Staff Use only

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

Li Bin Song

PROPERTY OWNER'S ADDRESS:

1546 19th Ave
San Francisco CA 94122

TELEPHONE:

(415) 990-3885

EMAIL:

Songyu 0130@hotmail.com

APPLICANT'S NAME:

Same as Above ☒

APPLICANT'S ADDRESS:

TELEPHONE:

()

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Same as Above ☒

ADDRESS:

TELEPHONE:

()

EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):

Same as Above ☒

ADDRESS:

TELEPHONE:

()

EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:

1443 B Noriega St San Francisco CA

ZIP CODE:

94122

CROSS STREETS:

21st Ave / 22nd Ave

ASSESSORS BLOCK/LOT:

2058 / 010A

LOT DIMENSIONS:

LOT AREA / SQ FT:

ZONING DISTRICT:

MCD

HEIGHT/BULK DISTRICT:

3. Project Description

(Please check all that apply)

☒ Change of Use

☐ Change of Hours

☐ New Construction

☐ Alterations

☐ Demolition

☐ Other Please clarify:

ADDITIONS TO BUILDING:

☐ Rear

☐ Front

☐ Height

☐ Side Yard

PRESENT OR PREVIOUS USE:

Foot Massage.

PROPOSED USE:

Massage.

BUILDING APPLICATION PERMIT NO.:

DATE FILED:

4. Project Summary Table

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

EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES			
Dwelling Units			
Hotel Rooms			
Parking Spaces			
Loading Spaces			
Number of Buildings			
Height of Building(s)			
Number of Stories			
Bicycle Spaces			
GROSS SQUARE FOOTAGE (GSF)			
Residential			
Retail	800 SQF		800 SQF
Office			
Industrial/PDR <small>Production, Distribution, & Repair</small>			
Parking			
Other (Specify Use)			
TOTAL GSF			

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

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Conditional use authorization for massage establishment.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

It is a small business store. front much will not affect building or traffic patterns in anyway. There will be no new development or additions to alter the existing structure. The business will provide jobs. And it is health service to local residents. It will not noxious glare, noise glare, dust and odor. ~~It will not affect~~ we do the same service as before. foot and Body massage.

It will not adversely affect the Master Plan.

Priority General Plan Policies Findings

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

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

It is a small locally owned business that will encourage foot traffic that will support other locally businesses.

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

It won't impact housing supply because it's not operated in a residential

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

no impact because it is not operated in a residential space.

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

It is not impede Muni transit service or overburden our street or neighborhood parking.

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

We will be providing service jobs for residents of San Francisco. It is the same sector of the growing infant of space.

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

The building is earthquake safe.

7. That landmarks and historic buildings be preserved; and

no impact because it is not part of a historic landmarks

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

no impact because it is not new development.

Estimated Construction Costs

TYPE OF APPLICATION:	
OCCUPANCY CLASSIFICATION:	
BUILDING TYPE:	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST:	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: Li Bin Song Date: 05/18/18

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

Li Bin Song
Owner / Authorized Agent (circle one)

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

Answer: Yes, we have the Massage Establishment from DPH and it is currently active. However, now the DPH requests some updated information from us, which requires us to do the planning hearing.

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

M- 02528

AUTHORIZING conduct of the following class of
MESSAGE BUSINESS: H67 General Massage Establishment ISSUED ON: June 24, 2011

OPERATOR: Relax Feet LLC
DBA: RELAX FEET
ADDRESS: 1443B Noriega St.
San Francisco, CA 94122

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
Per Planning Code Section 790.60, the only massage service provided is chair massage, such service is visible to the public and customers are fully clothed at all times. No other massage use such as private, enclosed rooms permitted for the NC-2 district.

DEPARTMENT OF PUBLIC HEALTH
Environmental Health Section
City & County of San Francisco

Ed Walsh
Inspector

Johnson
Principal Inspector

Director of Environmental Health
Director of Public Health

- (2) 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:

- (i) 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;

Answer: We have measured the lengths of windows, all of them meet the requirement.

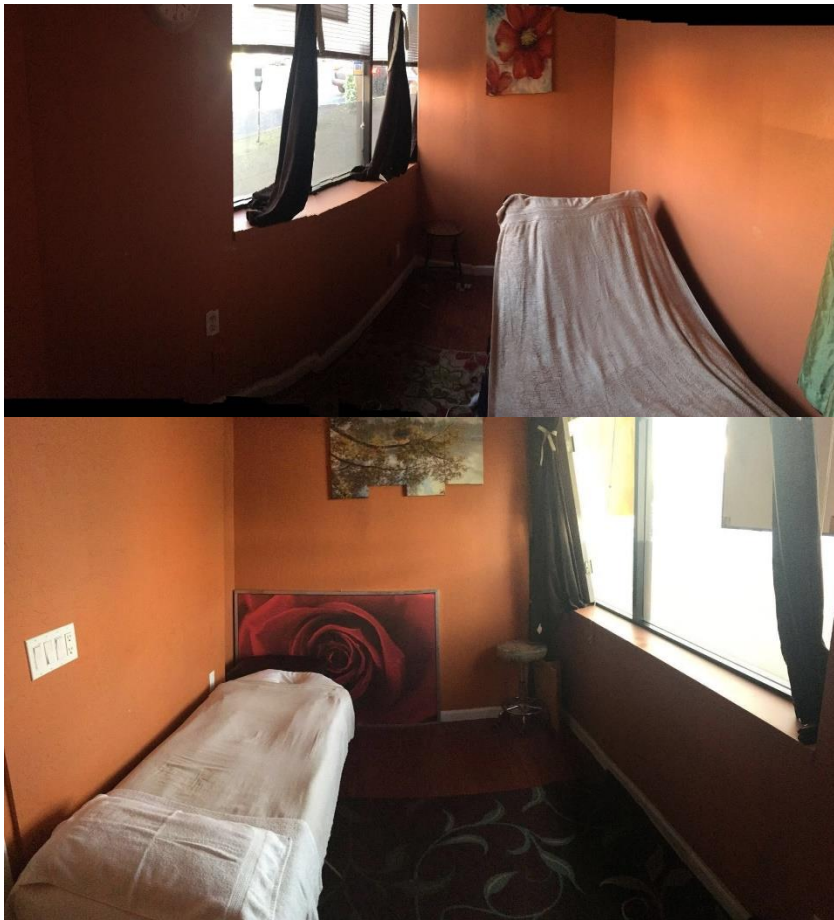
- (ii) windows that use clear, untinted glass, except for decorative or architectural accent;

Answer: All the windows are clear and untinted glass.

- (iii) 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;

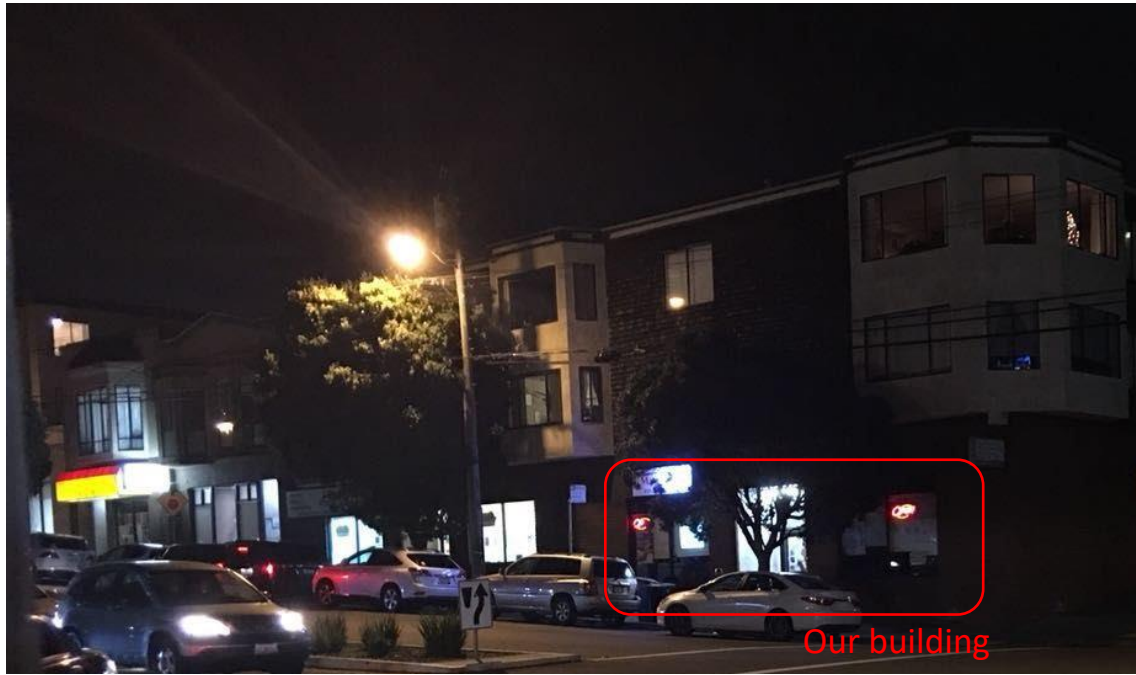
Answer: There is no decorative railing or decorative grille work.

In addition, we have made some changes per your request: we have removed one massage bed near the window and moved the massage sofa away from the window. As you can see, when the curtain is open while no massage is performed, pedestrian can easily see through the window so that the storefront transparency is provided. However, if we remove the all the massage room right behind the windows, 3 out of 7 of our massage rooms will need to be removed, which will affect our business dramatically. Thus I am wondering if the above change will be sufficient to provide storefront transparency.



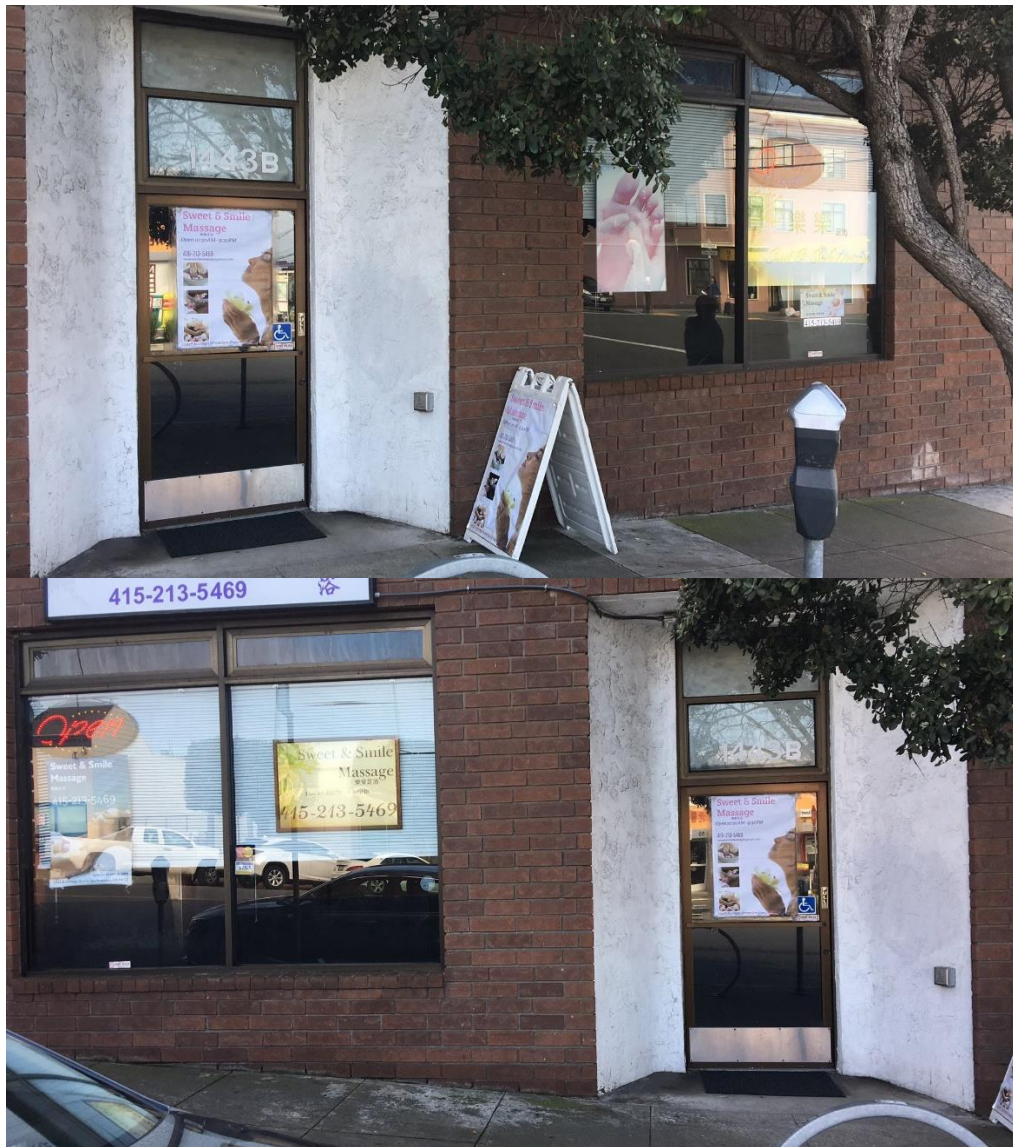
- (3) Whether the use includes pedestrian-oriented lighting. Well lit establishments where lighting is installed and maintained along all public rights-of-way adjacent to the building with the massage use during the post-sunset hours of the massage use are encouraged:

Answer: There is a pedestrian-oriented light very close to our building, there is no issue when pedestrian walk at night near our building. Please see the image below taken at night in front of our building.



- (4) 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.

Answer: Our massage building is very easy for public access, there are no barriers that make the entrance more difficult than other service providers. Also, there are no double doors at our entrance. There is only single door, and customer will see the reception desk right after they open the door. Please see images below taken in front of our building.



From: [Tang, Katy \(BOS\)](#)
To: [Tran, Nancy \(CPC\)](#)
Cc: [Mohan, Menaka \(BOS\)](#); [Ho, Jessica \(BOS\)](#)
Subject: Sweet & Smile Massage - 1443B Noriega Street
Date: Wednesday, April 11, 2018 4:06:57 PM

Hi Nancy,

I hope this email finds you well. Our office just received a notice for a Conditional Use Authorization hearing for Sweet & Smile Massage (1443B Noriega Street) to convert from a foot/chair massage to massage establishment. In consideration of this establishment, I would like to ask Planning Department to enforce (now and moving forward) the window transparency requirements for ground-floor retail. I have noticed that the blinds are almost always drawn at this establishment, covering most of the front windows for the majority of the time – if not always.

As with all massage businesses throughout the city, I would also like to ensure that there is proper enforcement of the business hours for this establishment. I find that many massage businesses are open past 9:00pm.

Thank you,
Katy

Katy Tang | District 4 Supervisor
San Francisco Board of Supervisors
City Hall, Room 264
(415) 554-7460
www.sfbos.org/Tang

[Facebook](#): KatyTangSF
[Twitter](#): @SupervisorTang