



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use Authorization

HEARING DATE: 04/25/2019

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

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Planning  
Information:  
**415.558.6377**

*Date:* April 15, 2019  
*Record No.:* **2017-012697CUA**  
*Project Address:* **3944A GEARY BOULEVARD (aka 3940 GEARY BOULEVARD)**  
*Zoning:* NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 1435/019  
*Project Sponsor:* Philip Lesser (agent / applicant)  
555 Laurel Avenue #501  
San Mateo, CA 94401  
*Property Owner:* Mary Cheng  
5 Third Street #430  
San Francisco, CA 94103  
*Staff Contact:* Sharon M. Young – (415) 558-6346  
[sharon.m.young@sfgov.org](mailto:sharon.m.young@sfgov.org)  
*Recommendation:* **Approval with Conditions**

U2 Beauty Health Center (Lessee)  
Contacts: Sharon Lei & Candy Lee  
3944A Geary Boulevard  
San Francisco, CA 94118

### PROJECT DESCRIPTION

The proposal is for a Conditional Use Authorization pursuant to Planning Code Sections 303 and 712 to allow the establishment of a Massage Establishment Use within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal will involve legalizing the change of use of an existing personal service establishment (cosmetology & beauty salon) with accessory foot/chair massage use to a Massage Establishment Use with accessory personal service use (d.b.a. U2 Beauty Health Center) with approximately 2,350 square feet of floor area located on the second floor of the two-story commercial building. There are no tenant improvements or expansion of the existing building envelope proposed. The proposed project will consist of a reception area, a laundry room, a utility room, a restroom, an employee change room, five rooms utilized for body massage, body/foot massage, one room for facial/body massage, and one room for facials. Separate sign permits will be filed for the existing business signage and awning.

In 2009, Building Permit Application No. 200904206575 was issued to allow the personal service use (beauty/spa salon) with accessory massage. The proposed project will abate Planning Enforcement Case No. 2017-012697ENF to legalize the proposed change of use. According to the project sponsors, after they obtained their State-certified licenses from the California Massage Therapy Council (CAMTC), they had thought these licenses had allowed them to be exempt from the accessory massage use requirements under the Planning Code.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization pursuant to Planning Code Sections 303 and 712 to allow the establishment of a Massage Establishment Use within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

## **ISSUES AND OTHER CONSIDERATIONS**

- **Public Comment and Outreach.** The Planning Department has not received public comment on the Project as of the date of this Draft Motion. A pre-application meeting was not required for the proposed project. The project sponsors conducted neighborhood outreach efforts and have submitted a petition with approximately 48 signatures in public and merchant support of the project. In addition, the project sponsors have conducted a five-block survey of the types of businesses within the 3900 through 4400 blocks of Geary Boulevard and found most of the commercial establishments on this portion of Geary Boulevard were restaurants, automotive uses, banks, bars, mortuaries, real estate offices. There is only one other massage establishment use (d.b.a. Tyara Thai Massage) on this portion of Geary Boulevard.
- The project sponsors currently have a massage establishment permit that is in good standing with the Department of Public Health. Currently, some of the massage therapists in the establishment are State-certified by the California Massage Therapy Council (CAMTC) and the facial services will continue to be provided by the licensed estheticians.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. 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. The proposed may be desirable by allowing the existing business to remain on the Project Site by allowing it to modify its current business operations to better serve its customers by expanding the number of available massage rooms. The existing business has operated at the subject tenant space for over 10 years and has contributed to the economic vitality of the neighborhood.

## **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's Submittal



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: APRIL 24, 2019

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

Reception:  
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U2 Beauty Health Center (Lessee)  
Contacts: Sharon Lei & Candy Lee  
3944A Geary Boulevard  
San Francisco, CA 94118

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 712 TO LEGALIZE THE ESTABLISHMENT OF A MASSAGE ESTABLISHMENT USE WITH ACCESSORY PERSONAL SERVICE USE (D.B.A. U2 BEAUTY HEALTH CENTER) LOCATED ON THE SECOND FLOOR OF THE TWO-STORY COMMERCIAL BUILDING AT 3944A GEARY BOULEVARD, LOT 019 IN ASSESSOR'S BLOCK 1435, WITHIN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On December 10, 2018, Philip Lesser (hereinafter "Project Sponsor") filed Application No. 2017-012697CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 712 to legalize the change of use of an existing personal service establishment (cosmetology & beauty salon) with accessory foot/chair massage use to a Massage Establishment Use with accessory personal service use (d.b.a. U2 Beauty Health Center) located on the second floor of the two-story commercial building at 3944A Geary Boulevard (hereinafter "Project"), Lot 019 within Assessor's Block 1435 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-012697CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On April 24, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-012697CUA.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-012697CUA, 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. **Project Description.** The proposal is for a Conditional Use Authorization pursuant to Planning Code Sections 303 and 712 to allow the establishment of a Massage Establishment Use within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal will involve legalizing the change of use of an existing personal service establishment (cosmetology & beauty salon) with accessory foot/chair massage use to a Massage Establishment Use with accessory personal service use (d.b.a. U2 Beauty Health Center) with approximately 2,350 square feet of floor area located on the second floor of the two-story commercial building. There are no tenant improvements or expansion of the existing building envelope proposed. The proposed project will consist of a reception area, a laundry room, a utility room, a restroom, an employee change room, five rooms utilized for body massage, body/foot massage, one room for facial/body massage, and one room for facials. Separate sign permits will be filed for the existing business signage and awning.

In 2009, Building Permit Application No. 200904206575 was issued to allow the personal service use (beauty/spa salon) with accessory massage. The proposed project will abate Planning Enforcement Case No. 2017-012697ENF to legalize the proposed change of use. According to the project sponsors, after they obtained their State-certified licenses from the California Massage Therapy Council (CAMTC), they had thought these licenses had allowed them to be exempt from the accessory massage use requirements under the Planning Code.

3. **Site Description and Present Use.** The project site at 3944A Geary Boulevard is located on the north side of Geary Boulevard between 3<sup>rd</sup> and 4<sup>th</sup> Avenues; Assessor's Block 1435; Lots 019. It is located within the NC-3 (Moderate-Scale) Neighborhood Commercial District and a 40-X Height and Bulk District. The subject lot is approximately 2,500 square-feet (25 feet wide by 100 feet) in size and is occupied by a two-story commercial built circa 1900. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National or California Registers as having architectural significance. The subject property at 3944A Geary Boulevard is one of two commercial



tenant spaces located on the second floor. The other commercial tenant space on the ground (1<sup>st</sup>) floor is occupied by an existing restaurant use.

4. **Surrounding Properties and Neighborhood.** The project site is located within the NC-3 Zoning District within the Inner Richmond neighborhood. The surrounding development consists of a variety of residential, commercial, and mixed-use buildings featuring residential uses above ground-floor commercial establishments. The scale of development in the area consists primarily of one- to three-story structures. Generally, the commercial establishments characterizing this portion of Geary Boulevard includes a mixture of restaurants and bars, grocery stores, auto rental repairs and sales shops (Reilly Auto Parts, Hertz Rental, Toyota), a consignment store (Salvation Army), a church (Good News Presbyterian Church), and another existing massage establishment (d.b.a. Healthy Living Massage at 369 - 3<sup>rd</sup> Avenue). On 3<sup>rd</sup> and 4<sup>th</sup> Avenues running east and west of the project site, there are predominately a mix of residential and a few mixed-use buildings within a RM-1 (Residential-Commercial, High Density) District and NC-3 (Neighborhood Commercial, Moderate-Scale) District zoning. The Inner Clement Street NCD is located approximately one block north of the project site.
5. **Public Outreach and Comments.** The Planning Department has not received public comment on the Project as of the date of this Draft Motion. A pre-application meeting was not required for the proposed project. The project sponsors conducted neighborhood outreach efforts and have submitted a petition with approximately 48 signatures in public and merchant support of the project. In addition, the project sponsors have conducted a five-block survey of the types of businesses within the 3900 through 4400 blocks of Geary Boulevard and found most of the commercial establishments on this portion of Geary Boulevard were restaurants, automotive uses, banks, bars, mortuaries, real estate offices. There is only one other massage establishment use (d.b.a. Tyara Thai Massage) on this portion of Geary Boulevard.
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. **Massage Establishment Use.** Within the NC-3 Zoning District, Massage Establishment Uses require Conditional Use Authorization under Planning Code Section 712 on the first and second stories and is not permitted on the third story and above and establishes additional criteria for the Planning Commission to consider under Planning Code Section 303(n).

A *Massage Establishment Use* is defined under Planning Code Section 102 as a Retail Sales and Service Use defined by Section 29.5 of the Health Code. For purposes of the Planning Code only, "Massage Establishment" shall include both a "Massage Establishment" and a "Sole Practitioner Massage Establishment," as these terms are defined in Section 29.5 of the Health Code. The Massage Establishment shall first obtain a permit from the Department of Public Health pursuant to Section 29.25 of the Health Code, or a letter from the Director of the Department of Public Health certifying that the establishment is exempt from such a permit under Section 29.25 of the Health Code.

*Chair/Foot Massage* is defined under the Planning Code as a Retail Sales and Service Use where the only massage service provided is chair or foot massage, such service is visible to the public, and customers are fully clothed at all times.

*The proposed project is a request for Conditional Use Authorization to legalize the change of use of an existing personal service establishment (cosmetology & beauty salon) with accessory foot/chair massage use to a Massage Establishment Use with accessory personal service use (d.b.a. U2 Beauty Health Center) with approximately 2,350 square feet of floor area located on the second floor of the two-story commercial building.*

- B. **Retail Sales and Service Use (Personal Service).** Section 712 of the Planning Code permits “personal service” establishments as a Retail Sales and Services Use on the first, second, and third stories and above within the NC-3 Zoning District.

Under Planning Code Section 102, a *Sales and Services, Retail Use* is defined as a Commercial Use category that includes Uses that involve the sale of goods, typically in small quantities, or services directly to the ultimate consumer or end user with some space for retail service on site, excluding Retail Entertainment Arts and Recreation, and Retail Automobile Uses and including, but not limited to: Adult Business, Animal Hospital, Bar, Cannabis Retail, Cat Boarding, Chair and Foot Massage, Tourist Oriented Gift Store, General Grocery, Specialty Grocery, Gym, Hotel, Jewelry Store, Kennel, Liquor Store, Massage Establishment, Mortuary (Columbarium), Motel, Non-Auto Sales, Pharmacy, Restaurant, Limited Restaurant, General Retail Sales and Service, Financial Service, Fringe Financial Service, Limited Financial Service, Health Service, Instructional Service, **Personal Service**, Retail Professional Service, Self-Storage, Tobacco Paraphernalia Establishment, and Trade Shop.

*The current proposal for an accessory personal service use is considered a Retail Sales and Services Use which is a permitted use on the first and second floors of the building that would allow existing business to continue to providing facials and other personal services to its customers.*

- C. **Use Size.** Section 712 of the Planning Code establishes size limits on non-residential use sizes in the NC-3 Zoning District. Within this District, Conditional Use authorization is required for any non-residential use that meets or exceeds 6,000 square feet.

*The proposed massage establishment use with accessory personal service use, with approximately 2,350 square feet of floor area are within the principally permitted use size limitations.*

- D. **Hours of Operation.** Section 712 puts no limits on the hours of operation in NC-3 Districts.

*The proposed massage establishment use with accessory personal service use will operate within the permitted hours of operation of 7 a.m. to 10 p.m. as allowed under Conditions of Approval #14.*

- E. **Off-Street Parking and Loading.** Section 151 of the Planning Code requires off-street parking for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 of the Planning Code requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

*The subject commercial space, with approximately 2,350 square feet in floor area, does not require any off-street or loading parking spaces.*

- F. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*Approximately 70% of the street frontage of the subject commercial tenant space on Geary Boulevard (approximately 9 feet on the ground floor door entry area and approximately 20 feet on the second floor) is fenestrated with transparent windows and doorways allowing for visibility to the inside of the commercial tenant space. The project does not propose any decorative railings or grillwork in front of or behind existing windows.*

- G. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

*The business signage and awning will be required to have a separate sign permit and comply with the requirements of the Planning Code guidelines.*

7. **Conditional Use Findings.** 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.

*There are no exterior changes or expansion to the existing building envelope proposed to the existing commercial tenant space with the proposed massage establishment with personal service use. The proposal may be desirable by allowing the existing business to remain on the project site by allowing it to modify its current business operations to better serve its customers by expanding the number of available massage rooms. The existing business has operated at the subject tenant space for over 10 years and has contributed to the economic vitality of the neighborhood.*

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The size and shape of the site and the arrangement of the structures on the site are existing and adequate for the proposed project. There will be no physical expansion of the existing building or commercial space.*

- (2) 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;

*Existing traffic patterns will not be significantly affected by the proposed project. Public transit (Muni Line 38 Geary) is within close proximity of the project site. There is on-street parking in front of the subject property and in the surrounding neighborhood.*

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

*No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed project.*

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

*There will be no addition of off-street parking spaces, loading facilities, open space or service areas. All project signage and projections will 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 proposed project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The proposed project is consistent with the stated purpose of the NC-3 Zoning District in that the intended use is a neighborhood-serving business.*

8. **Planning Code Section 303(n).** Planning Code Section 303(n) establishes additional criteria for the Planning Commission to consider when reviewing applications of Conditional Use Authorizations for the establishment of a Massage Establishment:

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

*The project sponsors currently have a massage establishment permit that is in good standing with the Department of Public Health. Currently, some of the seven massage therapists in the establishment are State-certified by the California Massage Therapy Council (CAMTC) and the facial services will continue to be provided by the two licensed estheticians. The Conditions of Approval in Exhibit A will help ensure that the applicant maintains the Massage Establishment Permit in good standing with the Department of Public Health. Failure to do so may result in this Conditional Use Authorization being revoked by the Planning Commission.*

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

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

*The proposed massage establishment use with accessory personal service use is located on the second floor of the subject building and is accessed from interior stairs on the ground floor. The subject ground floor commercial tenant space door entry area and the other ground floor commercial tenant space (restaurant) cumulatively provide approximately 80% (20 feet) of which is committed to the subject building's commercial entrances and windows for an active street frontage.*

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

*The subject tenant space will have clear, un-tinted glass along the frontage.*

- (3) Any decorative railings or decorative grille work other than wire mesh which place 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 commercial frontage is predominately dedicated to a large window and door on the ground floor entrance and a large window on the second floor. There are no existing bars or grille work in front of or behind such 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 massage use during the post-sunset hours of the massage use are encouraged.

*There is existing street lighting in the median of Geary Boulevard which provides adequate pedestrian-oriented lighting to the subject building. In addition, there is existing lighting on the ground floor entrance to the business that is directed onto the project site and immediately surrounding sidewalk area. Project lighting is also provided by the existing ground floor tenant space (restaurant).*

- 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.

*No such barriers are existing or proposed in the applicant's plans. Access will be open and unobstructed. All doors will remain open during the hours of operation.*

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

## **COMMERCE AND INDUSTRY ELEMENT**

### **GENERAL/CITYWIDE**

#### **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, which has substantial undesirable consequences that cannot be mitigated.

##### **Policy 1.2:**

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

**Policy 1.3:**

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

*The proposed massage establishment and accessory personal service use would be compatible with and complimentary to the type of uses characterizing this portion of the NC-3 Zoning District on Geary Boulevard, which is primarily a mixture of restaurants, specialty stores, business and professional establishments, auto repair shops, and business and professional offices. The proposed use would be consistent with the commercial land use plan.*

**OBJECTIVE 2:**

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

**Policy 2.1:**

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

**Policy 2.3:**

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

*The proposed project will retain an existing commercial space and will enhance the diverse economic base of the City.*

**NEIGHBORHOOD COMMERCE**

**Objectives and Policies**

**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.

*No existing commercial tenant will be displaced. The proposed project will not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.*

**Policy 6.2:**

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

*An independent entrepreneur is sponsoring the proposal. The proposed project is neighborhood-serving and would enhance the services provided by the existing business, thereby encouraging the vitality of the commercial corridor.*

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 complies with said policies in that:

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

*The proposed project will be complementary to the existing commercial establishments within the immediate neighborhood. The proposed project will continue to provide job opportunities to the City with the continued operation of the existing business with approximately a dozen employees.*

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

*The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to retain an existing business in the area. Existing housing will not be affected by the proposed project.*

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

*The proposed project will not displace any affordable housing.*

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

*It is not anticipated that the proposed project would significantly increase the automobile traffic congestion and parking problems in the neighborhood.*

- 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.

*There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.*

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



*The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.*

- G. That landmarks and historic buildings be preserved.

*The proposed project will not significantly affect any landmarks or historic buildings.*

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

*The proposed project will not affect any city-owned park or open space.*

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

## **DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-012697CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 8, 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 24, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 24, 2019

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for conditional use to legalize the change of use of an existing personal service establishment (cosmetology & beauty salon) with accessory foot/chair massage use to a Massage Establishment Use with accessory personal service use (d.b.a. U2 Beauty Health Center), with approximately 2,350 square feet of floor area, located on the second floor of the two-story commercial building at 3944A Geary Boulevard in Assessor's Block 1435, Lot 019 pursuant to Planning Code Sections 303 and 712 within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District in general conformance with plans, dated November 8, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2017-012697CUA and subject to conditions of approval reviewed and approved by the Commission on April 25, 2019 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### **RECORDATION OF CONDITIONS OF APPROVAL**

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 24, 2019** under Motion No. XXXXX.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

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

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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

## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

6. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code for signage.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

8. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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](http://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. **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](http://www.sf-planning.org)*

13. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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](http://www.sf-planning.org)*

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

- A. The entry to the massage treatment room shall remain directly visible from the public right-of-way. If any additional doors are required under the Building Code for emergency egress purposes, such door shall be labeled "for emergency use only" and shall have an audible alarm that will go off when the door is opened.
- B. All interior alterations shall be reviewed by the Planning Department to verify compliance with these conditions.
- C. No locks shall be allowed on any interior door of the business except that a lock for privacy may be permitted on the bathroom door.
- D. Any blinds or curtains located behind the storefront windows must be kept open during business hours to allow for visibility into the tenant space from the street. No obstructions shall be located in front of any of the storefront windows that would prevent such visibility.
- E. The front door to the business must be open during business hours. The use of buzzers or a security camera is not permitted.
- F. The massage establishment shall comply with the hours of operation outlined in Ordinance 140-09, approved on July 2, 2009. This Ordinance amended the Health Code to limit the hours of permitted operation for massage establishments from 7:00 am to 10:00 pm.
- G. All persons engaged in performing massage shall be licensed for that purpose by the State of California and the licenses shall be prominently displayed on walls of the business.

H. The Planning Commission may revoke this Conditional Use authorization if the Department of Public Health revokes the health permit for massage.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Exhibit B - Plans



ABBREVIATIONS

& @ %	AND AT CENTER LINE DIAMETER POUND OR NUMBER PROPERTY LINE	GA. GL. GND. GYP.	GAUGE GLASS GROUND GYPSUM
# R	AREA DRAIN ADJACENT ALUM. APPROX. ARCH. AWN.	H.B. HDWD. HORIZ. HR. HT.	HOSE BIBB HARDWOOD HORIZONTAL HOUR HEIGHT
BD. BLOG. BLKG. BM. BOT.	BOARD BUILDING BLOCKING BEAM BOTTOM	INSUL. INT.	INSULATION INTERIOR
C.B. C.O. CAB. CLG. CLO. CLR. COL. CONC. CONST. CORR. CSMT.	CATCH BASIN CLEANOUT CABINET CEILING CLOSE CLEAR COLUMN CONCRETE CONSTRUCTION CORRIDOR CASEMENT WINDOW	LAV. LT.	LAVATORY LIGHT
D.H. DBL. DEPT. DET. DIA. DIM. DN. DR. DW. DWG.	DOUBLE HUNG WINDOW DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DOWN DOOR DISHWASHER DRAWING	MAX. MECH. MET. MFR. MIN. MISC.	MAXIMUM MECHANICAL METAL MANUFACTURER MINIMUM MISCELLANEOUS
E. (E) EA. ELEV. ELEC. ELEV. EQ. EXT.	EAST EXISTING EACH ELEVATION ELECTRICAL ELEVATOR EQUAL EXTERIOR	N. (N) N.T.S. NO. OR #	NORTH NEW NOT TO SCALE NUMBER
F.D. F.D.C. F.G. F.P. FDN. FIN. FLR. FLUOR. FT. FTG.	FLOOR DRAIN FIRE DEPT. CONNECTION FIXED GLASS WINDOW FIREPLACE FOUNDATION FINISH FLOOR FLUORESCENT FOOT OR FEET FOOTING	O.C. O.F.D. O.H. OBS. OPNG.	ON CENTER OVERFLOW DRAIN OVERHANG OBSERVED OPENING
G.F.I. G.S.M. ...	GROUND FAULT INTERRUPTER GALVANIZED SHEET METAL	OPNG. P.L. PLYWD. PT. Q.T.	PROPERTY LINE PLATE PLYWOOD POINT QUARRY TILE
		R. R.D. R.W. R.W.L. RAD. REFR. REINF. REQ. RET.	RISER ROOF DRAIN REDWOOD RAIN WATER LEADER RADIUS REFRIGERATOR REINFORCED REQUIRED RETAINING
		S. S.G.D. S.H. SIM. SL. SPEC. SQ. STD. STL. STOR. STRLL. SYM.	SOUTH SLIDING GLASS DOOR SINGLE HUNG WINDOW SIMILAR SLIDER WINDOW SPECIFICATION SQUARE STANDARD STEEL STORAGE STRUCTURAL SYMMETRICAL
		T.&G. THK. TYP.	TONGUE & GROOVE THICK TYPICAL

CODES:

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2013 CALIF. BUILDING CODE.2013 PLUMBING CODE, 2013 MECHANICAL CODE AND THE 2013 NATIONAL ELECTRIC CODE, 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.

2. ALL WORK SHALL MEET TITLE 24, CALIFORNIA ADMINISTRATIVE CODE STANDARDS FOR CONSTRUCTION IN A SEISMIC ZONE 4. ANY PORTION OF THE WORK SHALL ALSO CONFORM TO THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES, ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION, CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND DOCUMENTS TO THE ATTENTION OF THE DESIGNER IN WRITING. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/ OR ADDENDUM..

APPLICABLE CURRENT CODES AND REGULATIONS:	
2016 CALIFORNIA BUILDING CODE	(CBC)
2016 CALIFORNIA PLUMBING CODE	(CPC)
2016 CALIFORNIA MECHANICAL CODE	(CMC)
2016 CALIFORNIA ELECTRICAL CODE	(CEC)
2016 CALIFORNIA ENERGY CODE	(CEC)
2016 SAN FRANCISCO BUILDING CODE	(SFBC)



EXTERIOR FACADE OF U2 BEAUTY HEALTH CENTER

(ADMINISTRATIVE CHANGE OF USE ONLY) NO CONSTRUCTION

**SCOPE OF WORK:**  
CONDITIONAL USE AUTHORIZATION SOUGHT PER S.F. PLANNING CODE 712 TO COVERT EXISTING PERSONAL USE (COSMETOLOGY & BEAUTY SALON) WITH ACCESSORY FOOT/CHAIR MASSAGE) TO PROPOSED MASSAGE ESTABLISHMENT WITH ACCESSORY PERSONAL USE AND THEREBY ABATE COMPLAINT NUMBER 2017-012697ENF.

PROJECT DATA:

BUILDING TYPE:	2 COMMERCIAL UNIT
ZONING:	NC-3 - NEIGHBORHOOD COMMERCIAL, MODERATE SCALE
HEIGHT & BULK:	40-X
PARCEL AREA:	2,500 SQ FT
BUILDING AREA:	3,330 SQ FT
TOTAL UNITS:	2 UNITS
CONSTRUCTION TYPE:	V-B WOOD FRAMING
FIRE SPRINKLER:	NO

DRAWING INDEX:

A-1.0	LOCATION MAP, GENERAL NOTES.
A-2.0	EXISTING SITE PLAN AND ADJACENT BUILDING PLAN.
A-2.1	(E) GROUND FLOOR & 2ND FLOOR PLAN
A-2.2	PROPOSED GROUND & 2ND FLOOR PLAN
A3.0	(E) FRONT ELEVATION

UN-PERMITTED WALL SIGN, AWNING AND WINDOW DECALS TO BE LEGALIZED UNDER SEPARATE PERMITS

REVISION:

NOT FOR CONSTRUCTION (SITE PLAN ONLY)

CHANGE OF USE FROM PERSONAL USE (BEAUTY SALON) TO MASSAGE ESTABLISHMENT  
3944A GEARY BLVD SAN FRANCISCO, CA 94116 (BLOCK/LOT):1435/019

SHEET TITLE  
SITE PLAN, LOCATION MAP,  
GENERAL NOTES

DATE:

11.06.2018

SCALE:

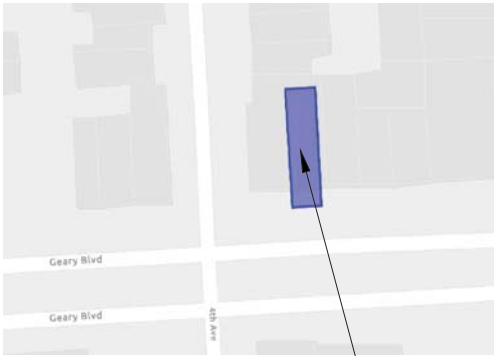
As Noted

DRAWN BY:

A-1.0



INTERIOR RECEPTION



VICINITY MAP

SCALE: N.T.S.

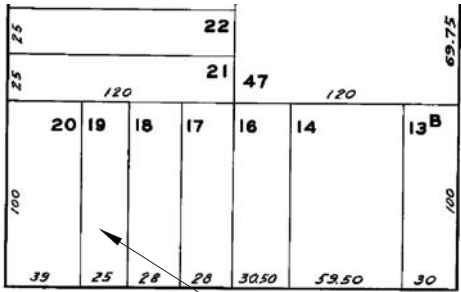
PROJECT LOCATION



LOCATION MAP

SCALE: N.T.S.

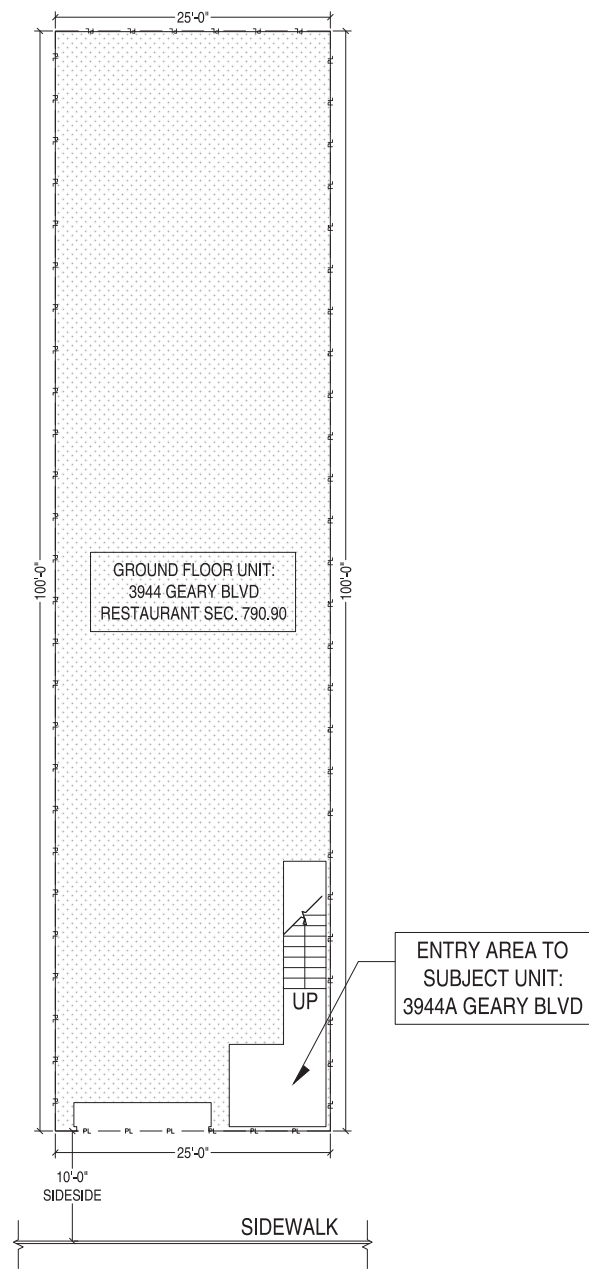
PROJECT LOCATION



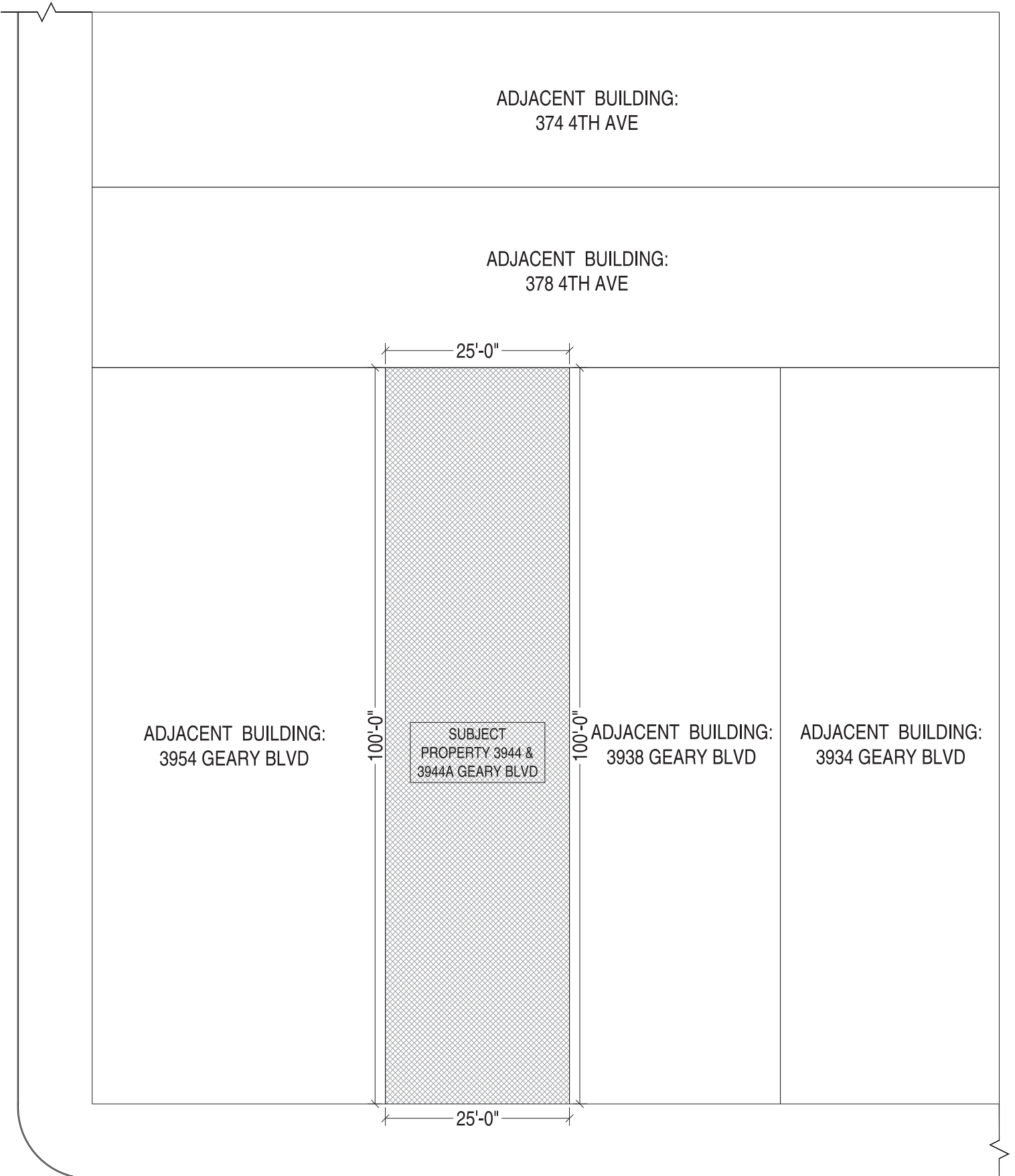
PARCEL MAP

SCALE: N.T.S.

PROJECT LOCATION



**SITE MAP**  
SCALE:  $\frac{1}{8}$ " = 1'-0"



**EXISTING ADJACENT BUILDINGS**  
SCALE:  $\frac{1}{8}$ " = 1'-0"

REVISION:

NOT FOR  
CONSTRUCTION  
(SITE PLAN ONLY)

CHANGE OF USE FROM PERSONAL USE (BEAUTY SALON) TO MASSAGE ESTABLISHMENT  
3944A GEARY BLVD SAN FRANCISCO, CA  
94116 (BLOCK/LOT):1435/019

**SHEET TITLE**  
(E) SITE MAP & ADJACENT BUILDING

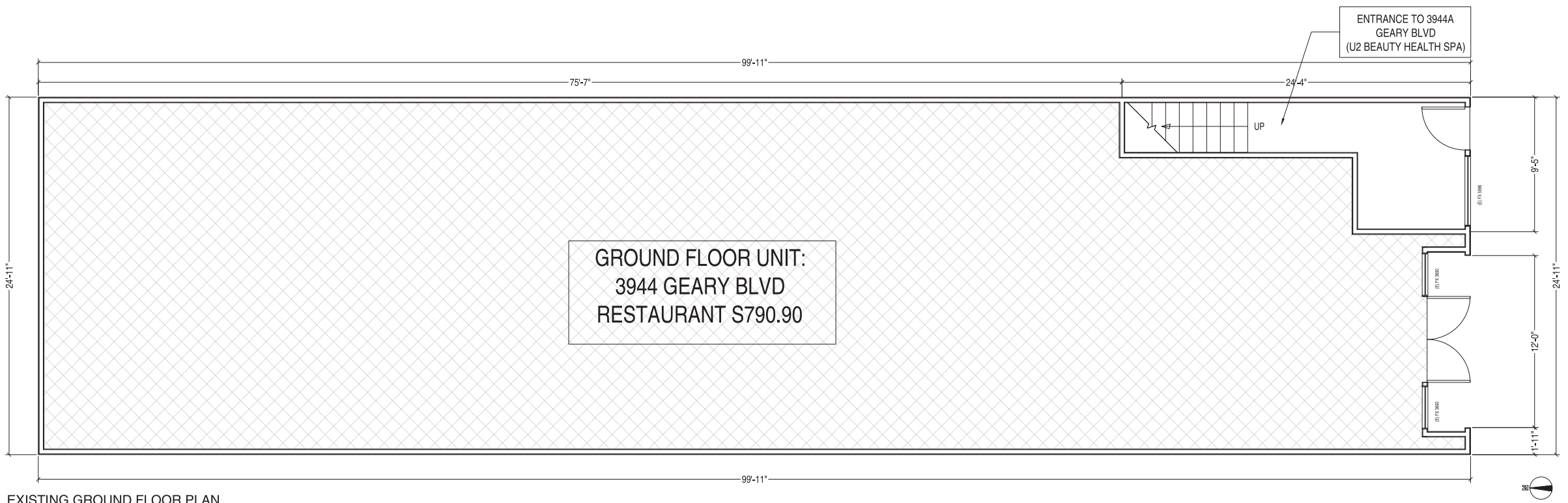
DATE:  
11.06.2018

SCALE:  
As Noted

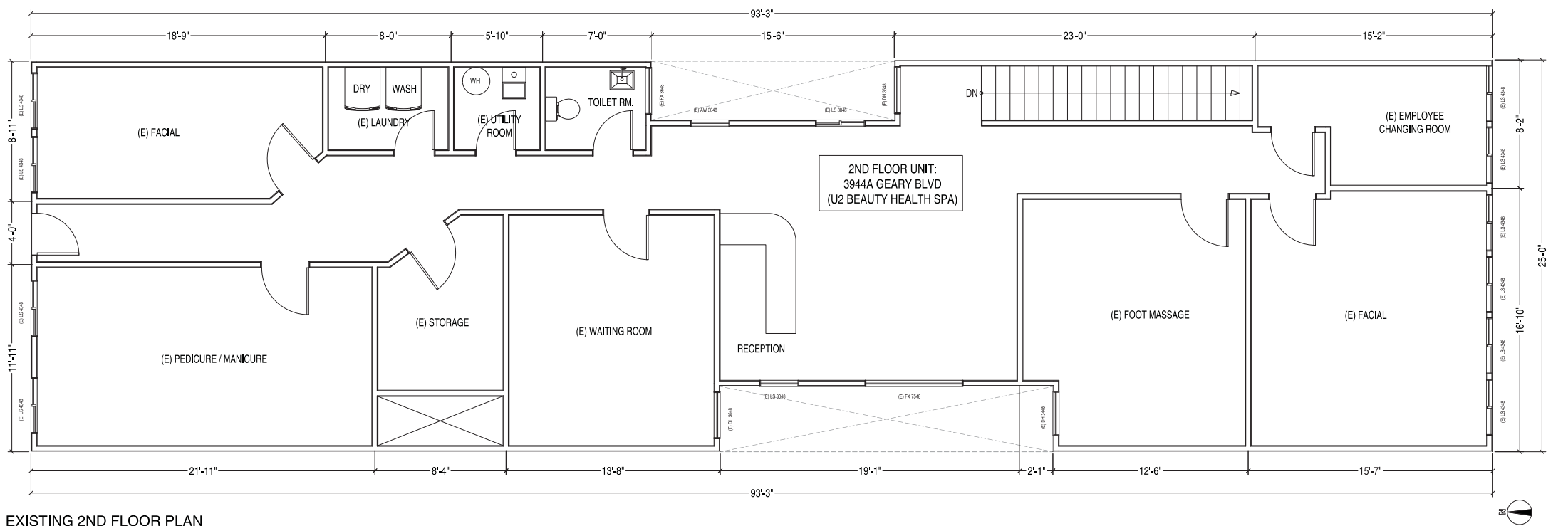
DRAWN BY:

**A-2.0**





EXISTING GROUND FLOOR PLAN  
SCALE:  $\frac{1}{4}" = 1'-0"$



EXISTING 2ND FLOOR PLAN  
SCALE:  $\frac{1}{4}" = 1'-0"$

REVISION:

NOT FOR  
CONSTRUCTION  
(SITE PLAN ONLY)

CHANGE OF USE FROM PERSONAL USE (BEAUTY SALON) TO MASSAGE ESTABLISHMENT  
3944A GEARY BLVD SAN FRANCISCO, CA  
94116 (BLOCK/LOT):1435/019

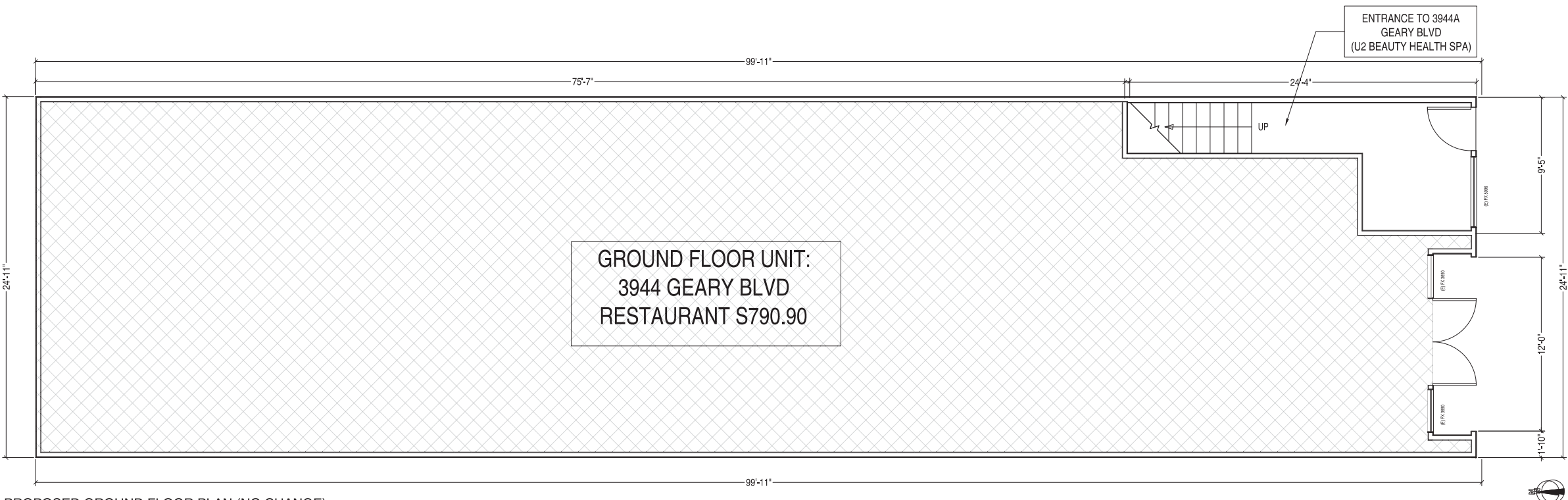
SHEET TITLE  
(E) GROUND FLOOR UNIT & 2ND  
FLOOR UNITS

DATE:  
11.06.2018

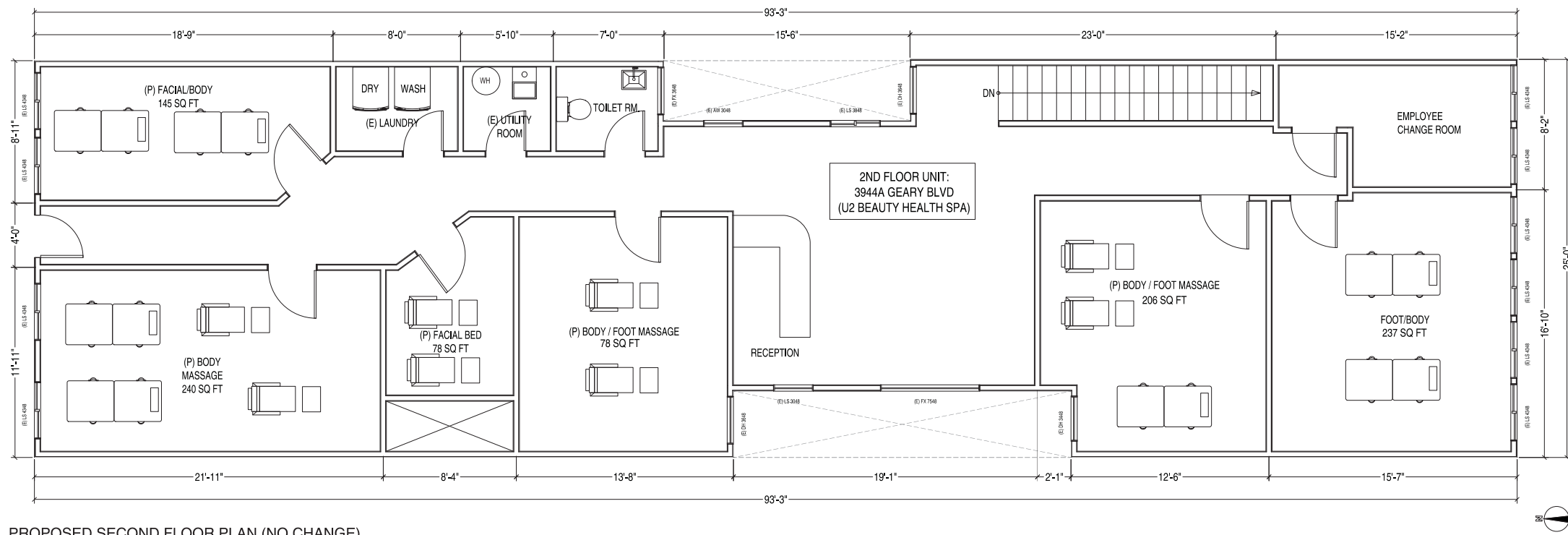
SCALE:  
As Noted

DRAWN BY:

A-2.1



PROPOSED GROUND FLOOR PLAN (NO CHANGE)  
SCALE:  $\frac{1}{4}" = 1'-0"$



PROPOSED SECOND FLOOR PLAN (NO CHANGE)  
SCALE:  $\frac{1}{4}" = 1'-0"$

REVISION:

NOT FOR  
CONSTRUCTION  
(SITE PLAN ONLY)

CHANGE OF USE FROM PERSONAL USE (BEAUTY SALON) TO MASSAGE ESTABLISHMENT  
3944A GEARY BLVD SAN FRANCISCO, CA  
94116 (BLOCK/LOT):1435/019

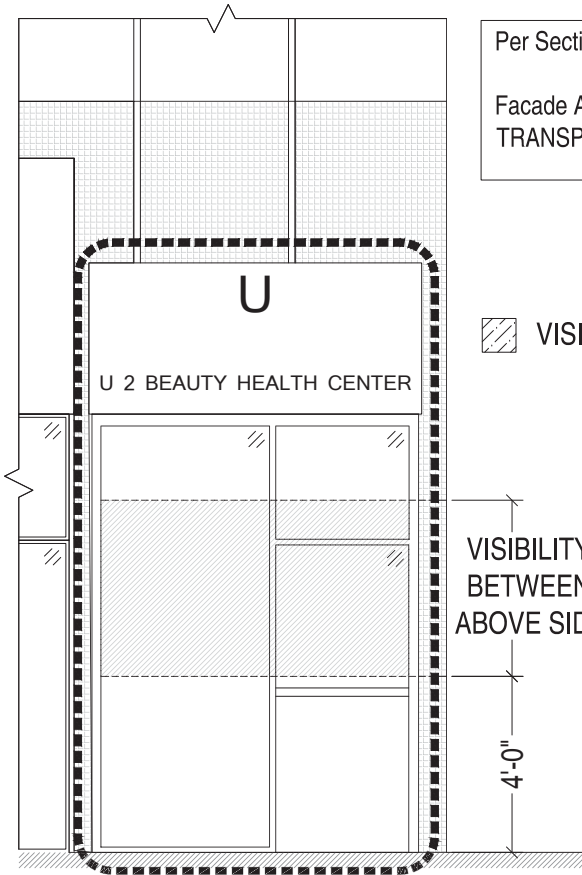
SHEET TITLE  
PROPOSED GROUND &  
2ND FLOOR PLAN

DATE:  
11.06.2018

SCALE:  
As Noted

DRAWN BY:

A-2.2



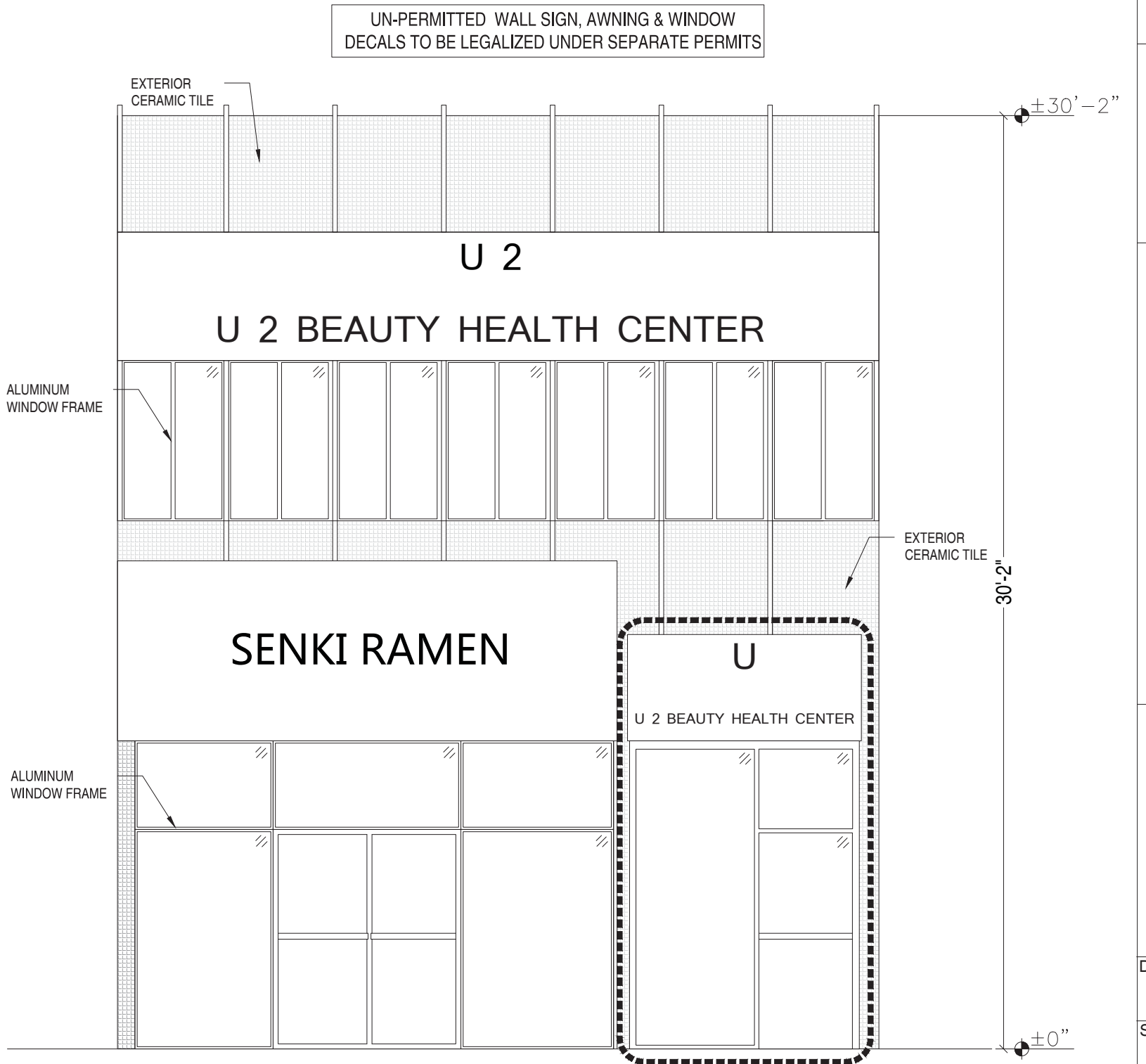
Per Section 145.1(c)(6)  
Facade Area = 742 S.F. (FRONT) TOTAL AREA OF  
TRANSPARENT FENESTRATION = 345 S.F. (47 %)

VISIBILITY ZONE

VISIBILITY ZONE  
BETWEEN 4' & 8'  
ABOVE SIDEWALK

4'-0"

**1** EXISTING STORE FRONT ELEVATION  
SCALE: 1/2" = 1'-0"



EXISTING (WEST) STORE FRONT ELEVATION  
SCALE: 1/2" = 1'-0"

REVISION:

OWNER:

CHANGE OF USE FROM PERSONAL USE (BEAUTY SALON) TO MASSAGE ESTABLISHMENT  
3944A GEARY BLVD SAN FRANCISCO, CA  
94116 (BLOCK/LOT):1435/019

**SHEET TITLE**  
(E) STORE FRONT ELEVATION

DATE:  
11.06.2011

SCALE:  
As Noted

DRAWN BY:

**A-3.0**

# Exhibit C – Environmental Determination



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
3944A Geary Blvd		1435019
<b>Case No.</b>		<b>Permit No.</b>
2017-012697PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> The proposal will involve legalizing the change of use of an existing personal service establishment (cosmetology & beauty salon) with accessory foot/chair massage use to a Massage Establishment Use with accessory personal service use (d.b.a. U2 Beauty Health Center) located on the second floor of the two-story commercial building.		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six 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.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.  <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	<b>Air Quality:</b> 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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"/>	<b>Archeological Resources:</b> 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional):



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

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

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

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Sharon Young 04/02/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## 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)
3944A Geary Blvd		1435/019
Case No.	Previous Building Permit No.	New Building Permit No.
2017-012697PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

# Exhibit D - Land Use Data



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 3944A GEARY BOULEVARD  
RECORD NO.: 2017-012697CUA

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

Reception:  
**415.558.6378**

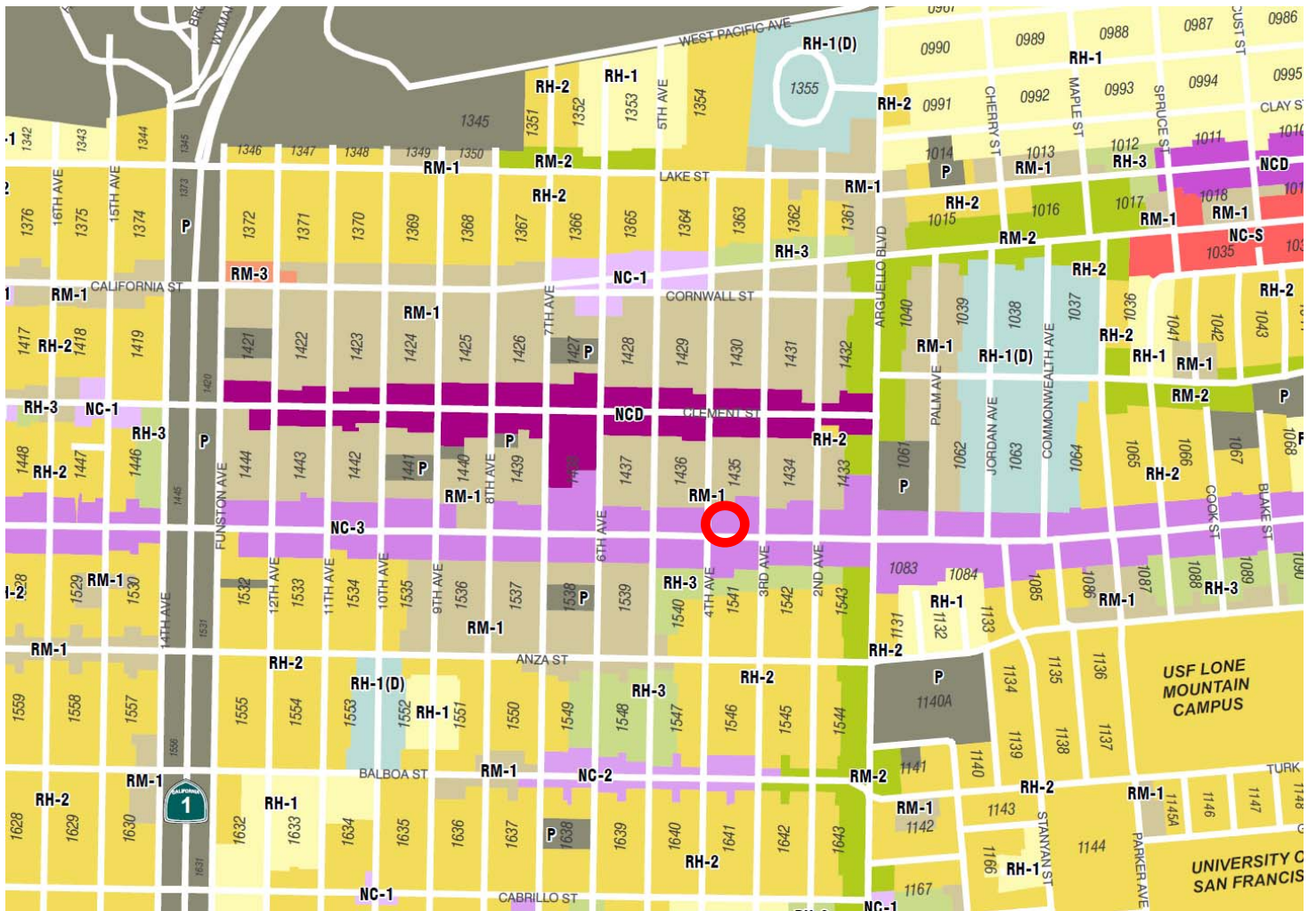
Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Lot Area	±2,500	±2,500	0
Residential	--	--	--
Commercial/Retail (2 <sup>nd</sup> floor commercial tenant space)	±2,350	±2,350	--
Office	--	--	--
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	--	--	--
Parking	--	--	--
Usable Open Space	--	--	--
Public Open Space	--	--	--
Other ( )			
TOTAL GSF	±2,350	±2,350	0
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Market Rate	--	--	--
Dwelling Units - Affordable	--	--	--
Hotel Rooms	--	--	--
Parking Spaces	--	--	--
Loading Spaces	--	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	--	--	--
Number of Buildings	1	1	0
Number of Stories	2	2	0
Height of Building(s)	±30 feet 2 inches	±30 feet 2 inches	No Change
Other ( )			

# Exhibit E - Maps and Context Photos

# Zoning Map



Conditional Use Hearing  
Case Number 2017-012697CUA  
3944A Geary Boulevard

# Parcel Map

Clement St



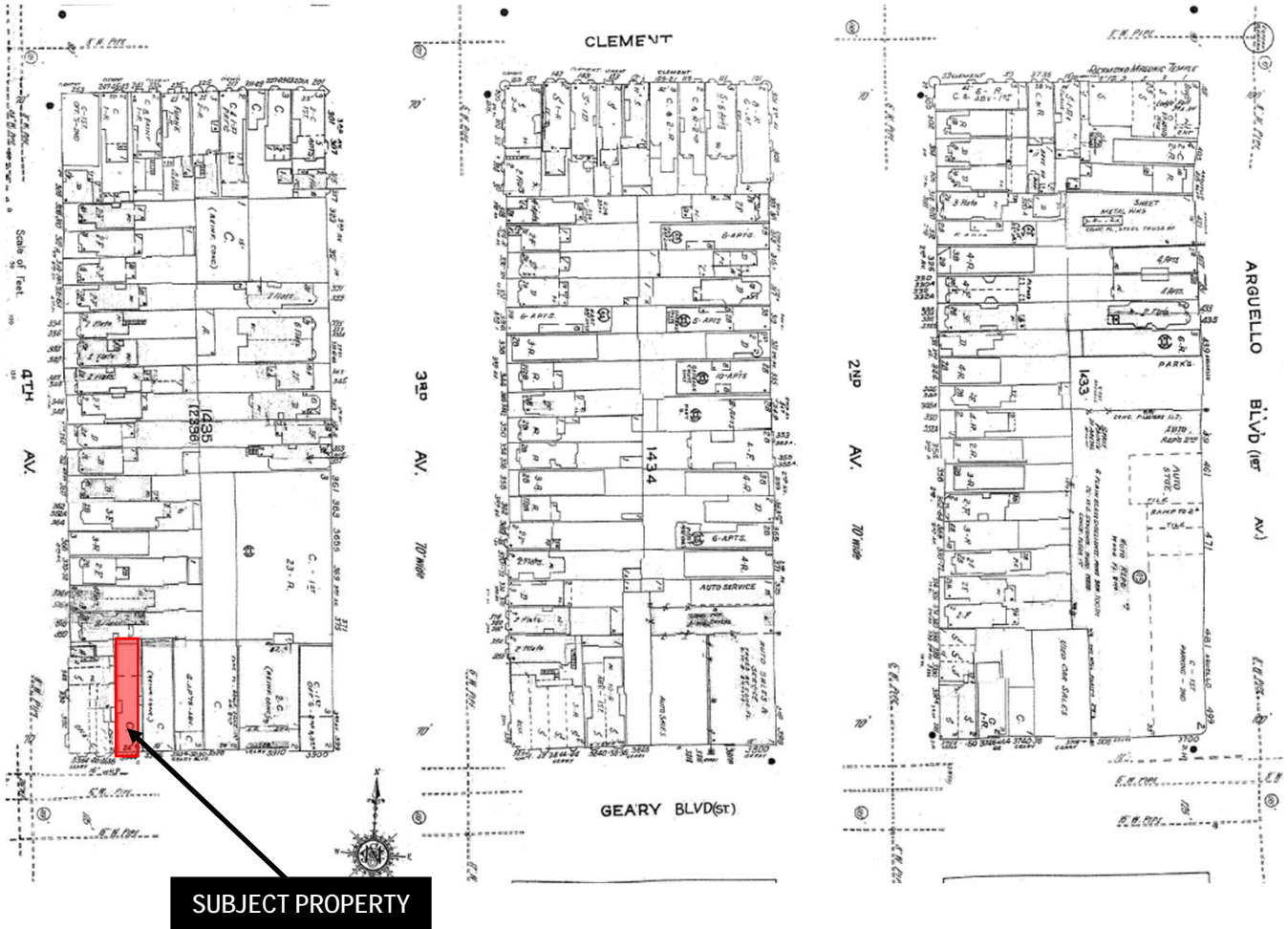
Geary Blvd



Conditional Use Hearing  
Case Number 2017-012697CUA  
3944A Geary Boulevard



# Sanborn Map\*

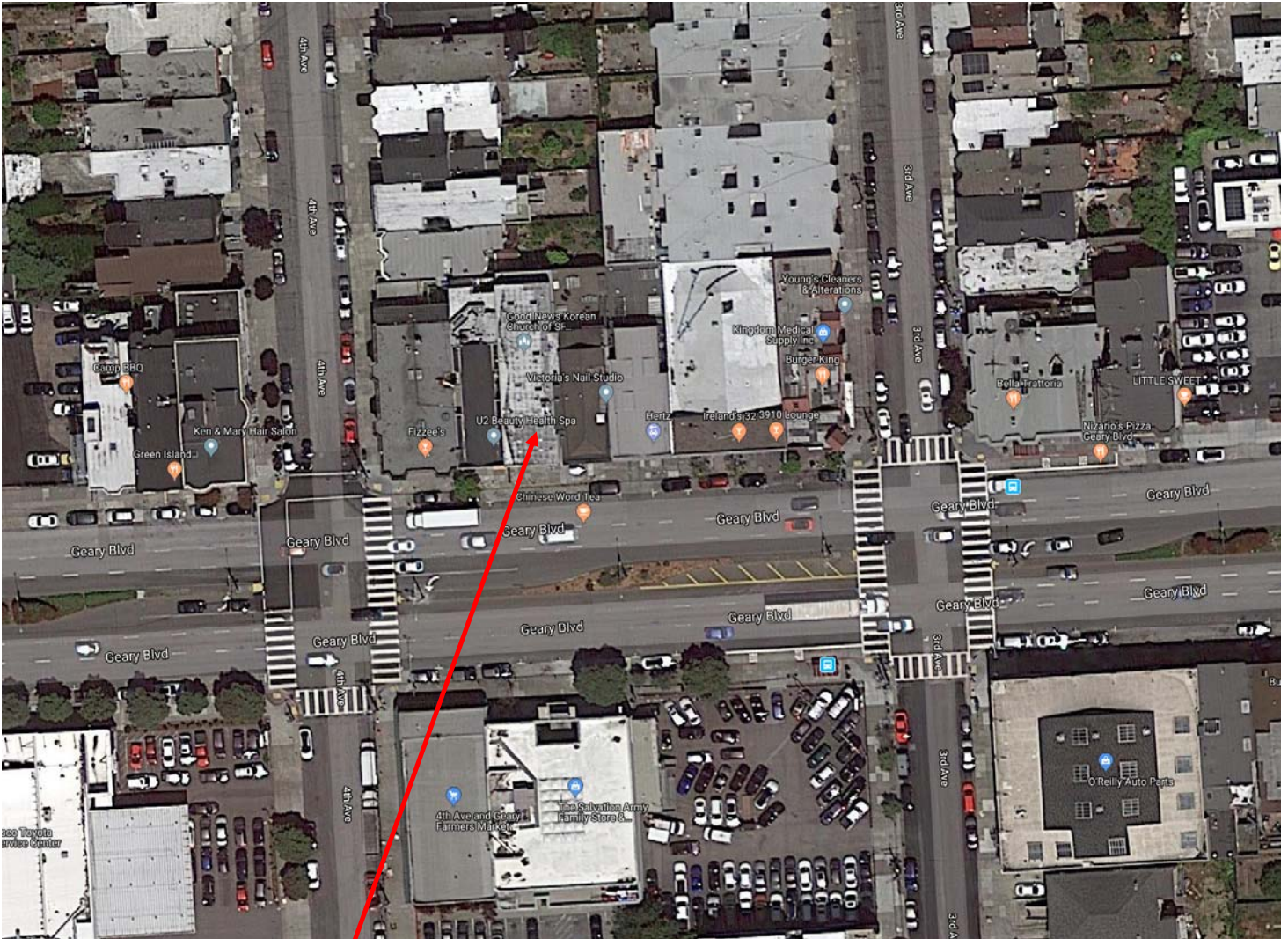


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing  
Case Number 2017-012697CUA  
3944A Geary Boulevard



# Aerial Photo



SUBJECT PROPERTY





# Site Photo

## SUBJECT PROPERTY ON GEARY BOULEVARD

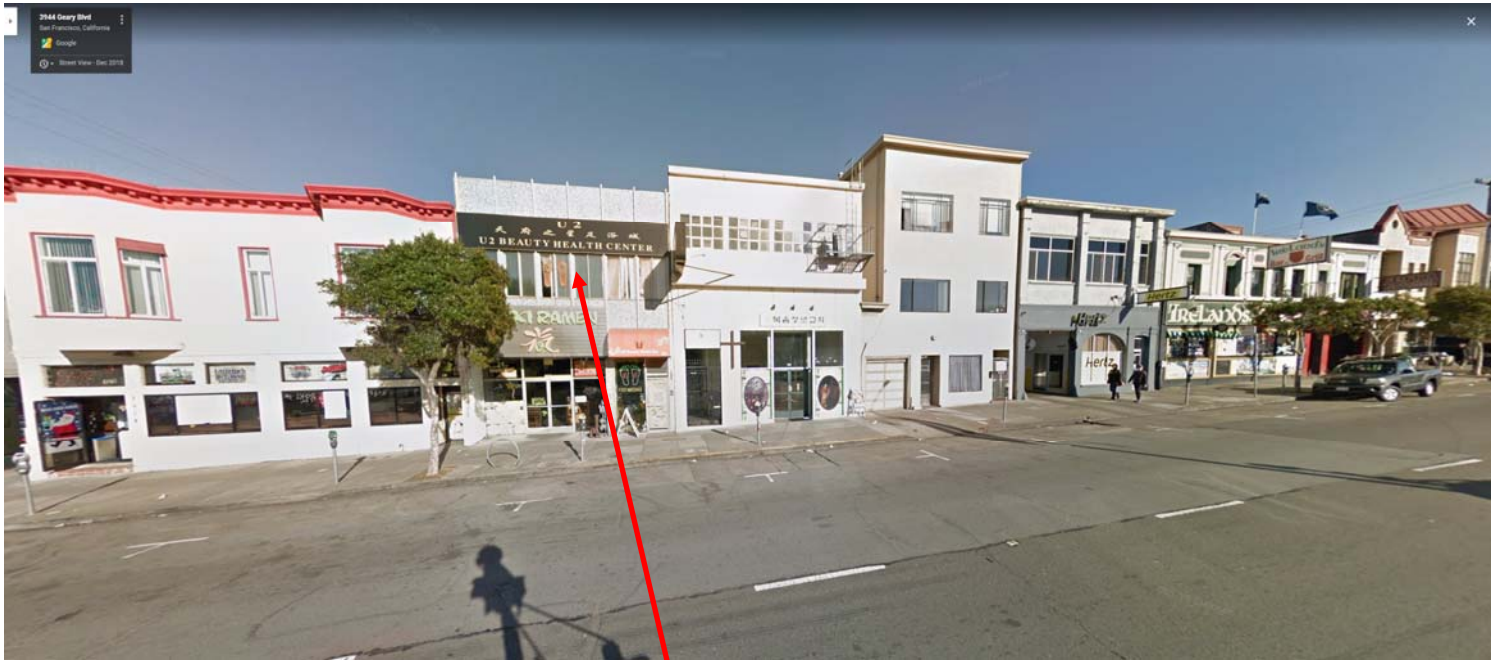


SUBJECT PROPERTY

Conditional Use Hearing  
Case Number 2017-012697CUA  
3944A Geary Boulevard

# Site Photo

## SUBJECT BLOCK ON GEARY BOULEVARD



SUBJECT PROPERTY

Conditional Use Hearing  
Case Number 2017-012697CUA  
3944A Geary Boulevard

# Site Photo

## OPPOSITE BLOCK ON GEARY BOULEVARD



Conditional Use Hearing  
**Case Number 2017-012697CUA**  
3944A Geary Boulevard

## Exhibit F - Project Sponsor's Submittals

- Kawai Lei's California Massage Therapy Council certificate #20129 with expiration date 9/25/2019
- City & County of San Francisco, Office of the Treasurer & Tax Collector License Certificate "Authorizing conduct of the following class of Massage Business: H67 General Massage Establishment" with expiration date of 3/31/2019
- City & County of San Francisco Office of the Treasurer & Tax Collector Business Registration Certificate for K & L Health Inc (DBA U2 Beauty Health Spa) with expiration date of 6/30/2019
- City and County of San Francisco, Department of Public Health, Environmental Health routine inspection report dated 9/14/2018 noting "Routine inspection: no HC (Health Code) violations observed. All rooms are clearly marked. Chair massage only allowed (Room 213). Clearly marked. All practitioners and permits clearly posted."
- Merchant support letters and community support petitions
- Survey of surrounding commercial store fronts -- Fifty-five storefronts within five blocks on Geary Blvd.
- Interior room photos

Conditional Use Hearing  
**Case Number 2017-012697CUA**  
3944A Geary Boulevard



# CALIFORNIA MASSAGE THERAPY COUNCIL

*By authority of the State of California Code B&P Section 4600,  
the California Massage Therapy Council hereby awards to*

**Kawa Lei**

*the designation of*

## CERTIFIED MASSAGE THERAPIST

*Let it be known by all that, having met the standards set forth by the California Massage Therapy Council and having demonstrated knowledge of applicable disciplines related to the practice of massage therapy, Kawa Lei is recognized as a CMT in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.*

*Given at Sacramento, California, Friday, September 21, 2018.*



*Mark Dixon, Chairman of the Board*

*California Massage Therapy Council*

*CAMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814*

**CERTIFICATE # 20129**  
**EXPIRES: 9/25/2019**

The validity and authenticity of this certificate may be verified online  
by entering the name and certificate number at: [www.camtc.org](http://www.camtc.org)



FRAME AND HANG IN PLAIN VIEW

# PERMIT TO OPERATE

## AND CERTIFICATE OF SANITARY INSPECTION

Issued according to the provisions of the San Francisco Health Code

AUTHORIZING conduct of the following class of

MASSAGE BUSINESS: H67 General Massage Establishment ISSUED ON: May 14, 2009

M- 02442

OPERATOR: Ka Wa Lei

DBA: U2 BEAUTY HEALTH SPA

39440 3944A Geary Blvd.

ADDRESS: San Francisco, CA 94118

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

Personal service use with accessory message is permitted on the 2nd story level per Sec. 712.52 of the Planning Code.

## 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

License Certificate

City & County of San Francisco  
of the Treasurer & Tax Collector

1 De Carbon & Goodlet Place  
City Hall, Room 140  
San Francisco, CA 94102

Fee Paid  
1263.00  
Date

Y 2018-

1082632

TRADE NAME (DBA)

U2 BEAUTY HEALTH SPA

BUSINESS

KA WA LEI

BUSINESS LOCATION

3940 GEARY BLVD

THIRD PARTY TAX COLLECTOR

PARKING TAX

TRANSIENT OCCUPANCY TAX

Tax Collector



Inspector

*Johnson*

Director of Environmental

*QJ's*

Principal Inspector

*Mitchell*

Director of Public Health

City & County of San Francisco  
Office of the Treasurer & Tax Collector  
License Certificate

1 Dr. Carlton B. Goodlett Place  
City Hall, Room 140  
San Francisco, CA 94102

Business Account Number <b>0436149</b>	Period Covered <b>04/01/2018 - 03/31/2019</b>	Fee Paid <b>1263.00</b>
Class / Permit Number <b>H67 / 2442</b>	Description <b>MASSAGE ESTABLISHMENT</b>	Units <b>1</b>
Business Name <b>U2 BEAUTY HEALTH SPA</b>	Business Location <b>3940 GEARY BLVD</b>	LIN <b>0436149-02-001</b>

K & L HEALTH INC  
3940 GEARY BLVD  
SAN FRANCISCO CA 94118

*[Signature]*

José Cisneros  
Treasurer

*[Signature]*

David Augustine  
Tax Collector

See reverse side for additional information  
Please print consistently at the business location



# BUSINESS REGISTRATION CERTIFICATE

FY 2018-19

BUSINESS ACCOUNT NUMBER  
0436149

TRADE NAME (DBA)  
U2 BEAUTY HEALTH SPA

BUSINESS  
K & L HEALTH INC

RENEW BY DATE  
05-31-2019

EXPIRATION DATE  
08-30-2019

LOCATION ID

0436149-02-001

BUSINESS LOCATION

3940 GEARY BLVD


THIRD PARTY TAX COLLECTOR


☐ PARKING TAX

☐ TRANSIENT OCCUPANCY TAX

K & L HEALTH INC  
3940 GEARY BLVD  
SAN FRANCISCO CA 94118

CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF THE TREASURER & TAX COLLECTOR

  
José Cisneros  
Treasurer

  
David Augustine  
Tax Collector

Read reverse side. To update addresses or to close a business, go to [www.sftreasurer.org/accountupdate](http://www.sftreasurer.org/accountupdate).

108263Z

TRADE NAME (DBA)

U2 BEAUTY HEALTH SPA

BUSINESS

KA WA LEI

BUSINESS LOCATION

3940 GEARY BLVD

THIRD PARTY TAX COLLECTOR

☐ PARKING TAX

☐ TRANSIENT OCCUPANCY TAX

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Place  
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94102

UCISCO

VISIBLE AT THIS BUSINESS

POST CLEARLY VISIBLE AT THIS BUSINESS





City and County San Francisco  
Department of Public Health  
Environmental Health  
1390 Market Street, Ste. 210  
San Francisco, CA 94102  
(415) 252-3800

# SAN FRANCISCO HEALTH CODE ARTICLE 29, NOTICE OF VIOLATION INSPECTION REPORT

Location Address: 3940-A Geary Blvd	Time In: 10:00	Inspection Date: 9/24/18
Business Name: U2 Beauty Health Spa	Time Out: 10:55	Re-Inspection Date:
Owner Name: Ka Na Lei	Inspection Type: <input checked="" type="checkbox"/> Routine <input type="checkbox"/> Complaint <input type="checkbox"/> Re-Inspection <input type="checkbox"/> Consultation <input type="checkbox"/> New Ownership <input type="checkbox"/> Change of Ownership	Facility Permit: <input checked="" type="checkbox"/> Posted <input type="checkbox"/> Not Posted <input type="checkbox"/> Valid <input type="checkbox"/> Invalid
Location ID: 59825 Phone: 386-6628	Facility License: <input checked="" type="checkbox"/> Posted <input type="checkbox"/> Not Posted <input type="checkbox"/> Valid <input type="checkbox"/> Invalid	

## NOTICE OF HEARING

You, \_\_\_\_\_, are hereby to appear on \_\_\_\_\_ at 1:00 PM, 101 Grove Street, Room 300, San Francisco, for failure to comply with Article 29 of the San Francisco Health Code. Failure to appear may result in suspension or revocation of your massage establishment and/or massage practitioner permit. Specific instances of violations identified and potential penalties are listed on both the reverse sides of this page and the attached Violation Detail Page(s). You are encouraged to review all the potential penalties. Failure to correct violations and pay any outstanding fees by the date indicated will result in further enforcement action.

Employees Present:	License Number & expiration date	CAMTC	DPH	Citation Issued
Yao Zhang Zhang	72612	1/18/19		
Li Qun Xu	31125	3/7/20		
Guang Hoa Xiao	67550	7/4/19		

### Inspector observations:

Routine inspection no violations observed all rooms are clearly marked.  
Chau massage only allowed. (Room 213) Clearly marked.  
All Practitioners + Permits clearly posted.

Please be advised that inspections by the Department of Public Health staff are not intended to take the place of other regulatory agency inspections. Additional violations of laws and regulations enforced by other agencies may be present.

Signature of Inspector/Investigator and Phone Number  
M. Mark 252-3820

Signature of Business Operator/Practitioner  
Candy Lee

☐ Representative refused to sign. Inspection results were explained and a copy was left with: \_\_\_\_\_



Re: Letter of Support for Approving a Full-Body Massage Permit at 3944A Geary Blvd.  
For U-2 Beauty Health Spa

As a neighborhood merchant in the Geary Blvd. corridor, I see it as beneficial for you to approve a permit allowing full-body massage at 3944A Geary Blvd.

Many of their clients are from the neighborhood and would find additional massage services to be desirable.

So we see expansion of their services as beneficial to our community as a whole.

Respectfully,

Name: \_\_\_\_\_

Address: 3944 Geary Blvd.





利達旅遊  
AT TRAVEL & TOUR SVC.  
ALICE TUNG / 董瑜怡



(Travel Consultant)

E-MAIL: [ATTRAVELTOUR@GMAIL.COM](mailto:ATTRAVELTOUR@GMAIL.COM)

245 Clement Street, Suite # 5

San Francisco CA 94121

TEL: (415) 702 - 6626 / Fax: (866) 792-2209

Business hours:

Mon - Fri: 9:30AM - 5:00PM

Saturday : By Appointment Only

2111233-40

San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco CA 94103-2479

Re: Letter of Support for Approving a Full-Body Massage Permit at 3944A Geary Blvd.  
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Their business helps to bring foot traffic to our shopping area.

So we see expansion of their services as beneficial to our community as a whole.

For all these important reasons, please permit U-2 Health Spa to provide full-body massage.

Respectfully,

Name: Yu I Alice Tung

Address: 245A Clement. #5, SF CA 94118

**Tony Gu, EA**

**Accounting • Bookkeeping • Tax Services**

912 Clement Street, San Francisco, CA 94118  
Tel: (415) 668-1682 • Fax: (888) 512-7178  
E-mail: tony@artaxcorp.com • www.artaxcorp.com

San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco CA 94103-2479

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Respectfully,



Name: Tony Gu

Address: 480 5th Ave, San Francisco, CA 94118

San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco CA 94103-2479

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Respectfully,

---

Name:

JIAN MING ZHOU.

Address:

400 Geary Blvd. SF 94118



**"You Need It, We Got It"**



- Paint
- Plumbing
- Garden
- Hardware
- Electrical
- Houseware
- BBQ
- Keys
- Lumber
- Lighting
- Heater/Fan
- Automotive



**Johnny W. Cheng Sr.**  
President/Owner

Plumbing & Fire Protection Contractor State Lic. No. 330341  
144 Clement St., San Francisco, CA 94118 (415) 221-1888 Fax: (415) 221-0125  
6122 Geary Blvd., San Francisco, CA 94121 (415) 752-1888 Fax: (415) 750-1388  
[www.Standardace.com](http://www.Standardace.com) [Owner@standardace.com](mailto:Owner@standardace.com)

San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco CA 94103-2479

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Respectfully,

STANDARD PLUMBING ACE HARDWARE

Name: JOHNNY W. CHENG SR.

Address: 152 CLEMENT ST.



耶穌說：「我就是道路、真理、生命；  
若不藉著我，沒有人能到父那裡去。」  
(約翰福音 14 章 6 節)

Jesus said, "I am the Way and the Truth and the Life.  
No one comes to the Father except through me."  
(John 14:6)

每週主日上午十一時崇拜 Worship at 11:00 AM every Sunday

蘇棣初 Rev. Dr. Joshua So (D.Min.)  
主任牧師 Pastor



三藩市基督教門諾會救恩堂  
San Francisco Chinese Mennonite Church

4021 California St (@ 2nd Ave)  
San Francisco CA 94118  
Office: 415-221-7115  
Home: 650-872-2563  
Email: daichor@yahoo.com

San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco CA 94103-2479

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Respectfully,

Name: Joshua S. Joshua So pastor  
415-221-7115

Address: 4021 Calif St. SF CA 94118

Green Island Restaurant

San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco CA 94103-2479

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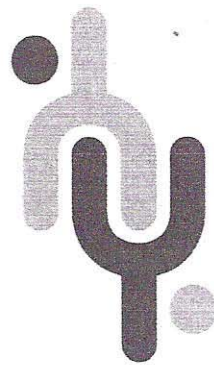
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Respectfully,



Name: Sarah Ma

Address: 4012 Geary Blvd, SF, CA 94118.



San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco CA 94103-2479

Simon

Yo Yo Salon  
24 Clement Street  
San Francisco, CA 94118  
415.668.1233  
[www.yoyosalon.com](http://www.yoyosalon.com)

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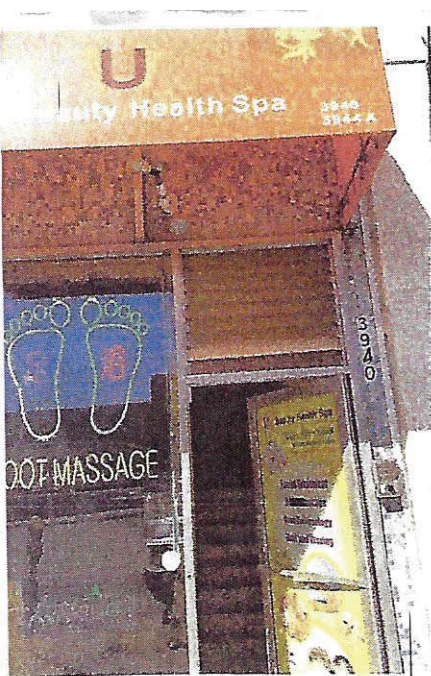
For all these important reasons, please permit U-2 Health Spa to provide full-body massage.

Respectfully,

Name: CHIU CHIEN MING

Address: 24 CLEMENT ST SF CA 94118





Petition

To The

San Francisco Planning Commission

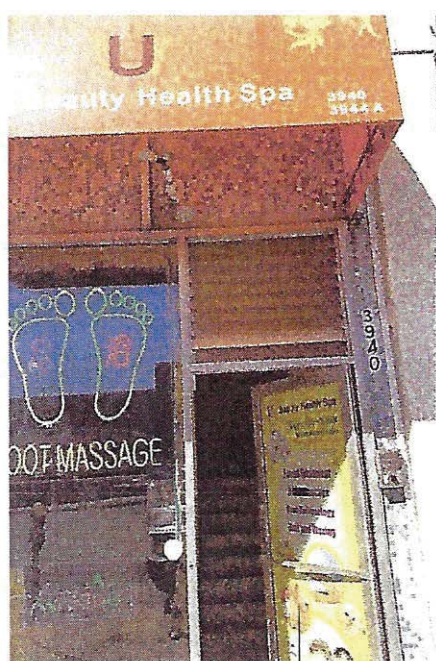


Honorable Planning Commissioners,

We the undersigned respectfully request that you approve the application to permit U-2 Beauty Health Spa to also provide full-body massage at 3944A Geary Boulevard.

Name	Address	e-mail address
Jin Tao Huang	241 20 <sup>th</sup> AVE SF	HuangjinTao2012@gmail.com
GENON G HUA XIAO	3595 GEARY BLVD 433, CA 94118	1415-713-0288
Doris Lew	810 Clement St. S.F. CA 94118	415 668 6166
Herbert Lew	951 DUNCAN ST. SF 94118	415-285-8967
ANGIE CHAN	4021 California St	415-221-7115
Lise Chan	4021 California St	415-386-3238
Connie Chan	4021 California St	415-661-8300
Anita So	4021 Cal. St.	415-221-7115
Alice Leung	3865 Sacramento St.	415-668-8363
Long Ho	480 Grove St.	415-6408925
Dx My	480 4th Ave SF	415-385-3821
Hazel Lee	2115-San Bruno Ave. S.F. CA 94134	(415) 606-3180
JOSHUA SO	4021 Calif. St	202-315-2078
S.F. Chinese Mennonite Church (Whole Church)		415-221-519-





Petition

To The

San Francisco Planning Commission



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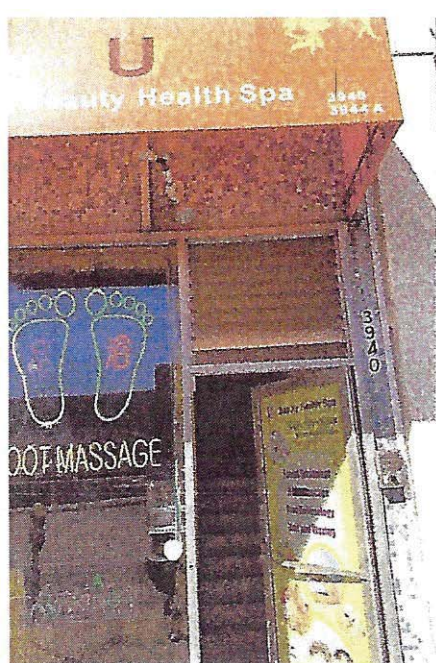
Name

Address

e-mail address

Jie Yi Lu	410 Cabell St #1 SF CA 94118	lujiegi2015@gmail.com
Daniel Fischer	1360 <sup>380</sup> Market St. #1300 SF CA 94111	dfischer@jrooten.com
Terry Curtis	3031 A CLEMENT ST. SAN FRANCISCO	terrycurtis@comcast.net
Heidi Siledeau	1543 17th Ave SF	HSILEDEAU@RAELIFEARCH.com
Brian Fenwick	2930 Clay St, SF	befenwick67@gmail.com
Sherrie Yoo	41 West Clay St SF CA 94124	
KIRSTEN WOLFE	3362 Clay St SF	KIRSTENAWOLFE@GMAIL
Terence Baugh	4323 20th St. #11 SF CA 94114	terencebaugh@gmail.com
Mimi K	2253 Broderick St CA 94115	TIGERGIRL7165@yahoo.com
Sharon Lai	254 2nd Ave #5 SF CA 94108	sharon814@gmail.com
Joel Bloom	1927 Hayes St #6	joel@fimoto.com





Petition

To The

San Francisco Planning Commission



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We the undersigned respectfully request that you approve the application to permit U-2 Beauty Health Spa to also provide full-body massage at 3944A Geary Boulevard.

Name

Address

e-mail address

Sam Scher

1917 Hayes St SF

Sjscher@yahoo.com

Jacob Sperber

1935 McAllister St

jacob.sperber@gmail.com

Gregory Pesce

707 Jackson St.

Greg.Pesce@gmail.com

Linda Aen

124 Commonwealth St

lindaen@gmail.com

Sean Stone

3701 Clay St.

seanstone

Steve Brown

3035 F. Ave S

[Signature]

A. Fowler

3528 19th St

[Signature]

M. Mwangi

4

[Signature]

雷太 Anna Louie

572 ARGUELLO BLVD

415 231 6576

Gelece Chen

89 PHEM Ave #3

415 829 3218

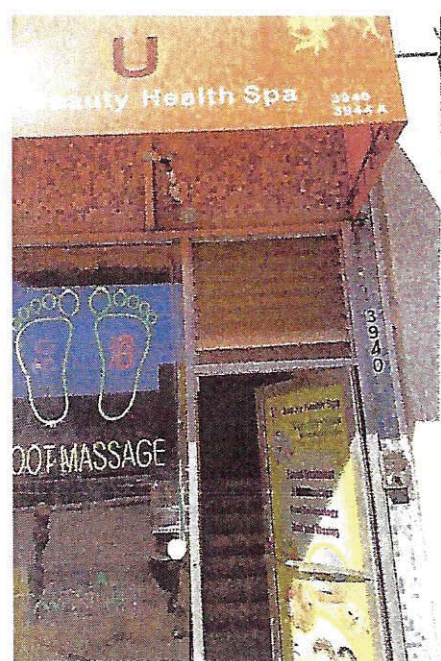
Enoch L Wong

77 Lake Dr, Sausalito

650 811 2899

96066

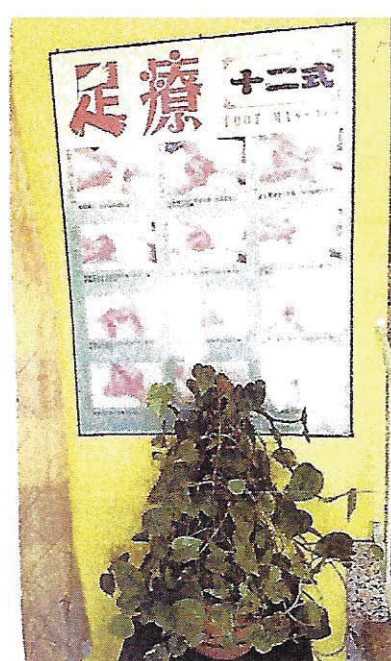




Petition

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San Francisco Planning Commission



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We the undersigned respectfully request that you approve the application to permit U-2 Beauty Health Spa to also provide full-body massage at 3944A Geary Boulevard.

Name

Address

e-mail address

Fern Ebeling

147 Judson Ave  
SF 94112

fern.ebeling@gmail.com

DONNA BOONER

21 Turquoise

donna Joan 37@gmail.com

Leslie Wetzel

116 Castenada 94116

leslieawetzel@gmail.com

Sylvia Pacheco

3725 California 94115

sa-pacheco@yahoo.com

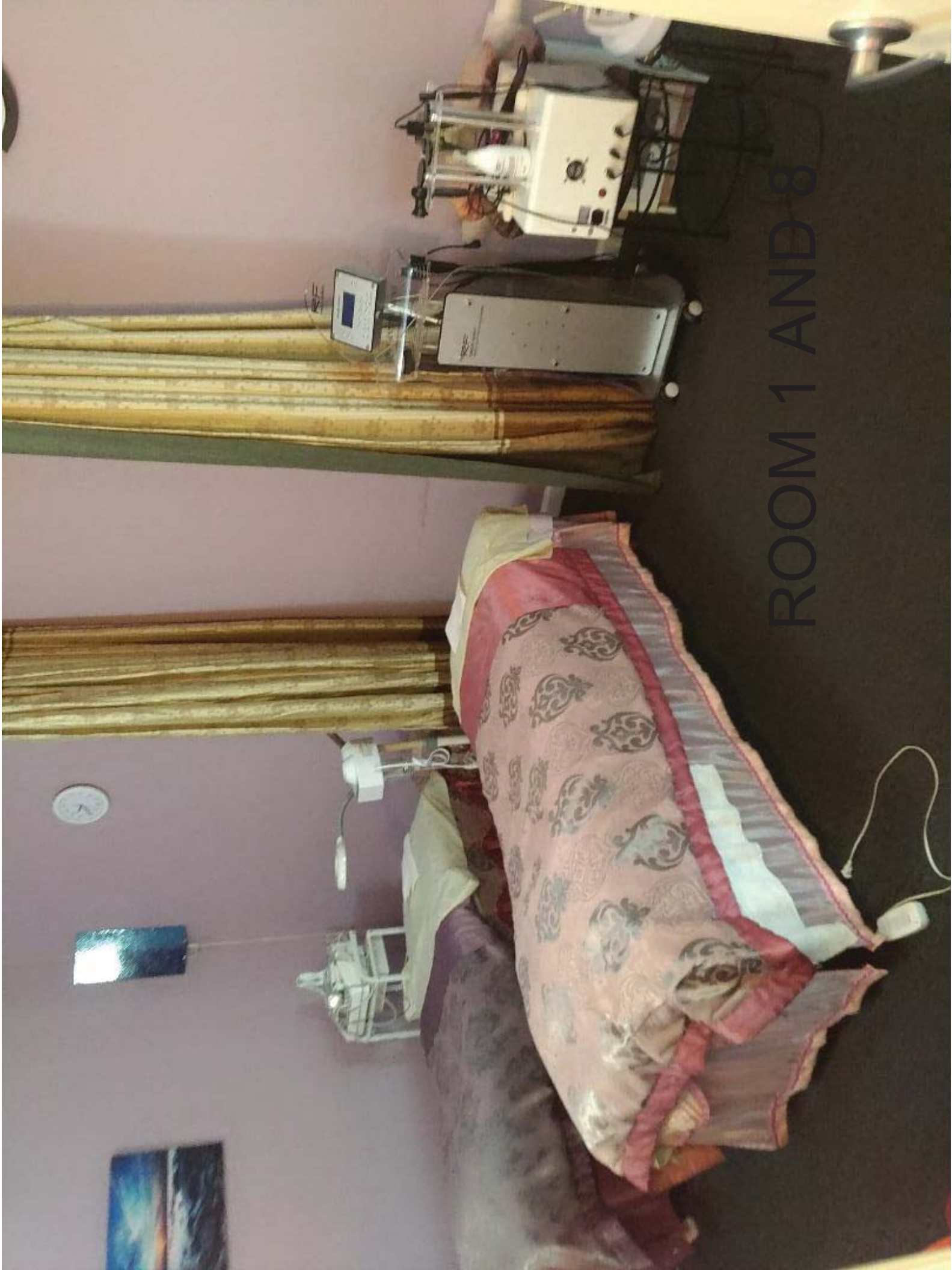
ADDRESS	BUSINESS NAME	FRONTAGE	SPECIFIC USE
4228 GEARY BOULEVARD	SINCERE KITCHEN & BATH	100	APPLIANCE STORE
4215 GEARY BOULEVARD	TSAO WU & YEE LLP	15	ATTORNEYS OFFICE
4099 GEARY BOULEVARD	TOYOTA CAR SERVICE	400	AUOMOTIVE REPAIR
4419 GEARY BOULEVARD	MIDAS	60	AUOMOTIVE REPAIR
4620 GEARY BOULEVARD	PAUL'S BATTERY & TIRE	40	AUOMOTIVE REPAIR
3926 GEARY BOULEVARD	HERTZ	30	AUTO RENTALS
4250 GEARY BOULEVARD	ENTERPRISE RENT A CAR	175	AUTO RENTALS
3901 GEARY BOULEVARD	TOYOTA CAR SALES	300	AUTO SALES
4375 GEARY BOULEVARD	S.F. FEDERAL CREDIT UNION	100	BANK
4455 GEARY BOULEVARD	CITIBANK	300	BANK
3910 GEARY BOULEVARD	KAIYA LOUNGE	20	BAR
3920 GEARY BOULEVARD	IRELANDS 32	40	BAR
3954 GEARY BOULEVARD	FLIPPERS	100	BAR
4100 GEARY BOULEVARD	ABBAY TAVERN	75	BAR
3944A GEARY BOULEVARD	U2 BEAUTY HEALTH SPA	10	BEAUTY SALON
4000 GEARY BOULEVARD	KEN & MARY HAIR SALON	40	BEAUTY SALON
4050 GEARY BOULEVARD	THE TIDY SHOP	20	BEAUTY SALON
4205 GEARY BOULEVARD	THE NAIL ROOM	15	BEAUTY SALON
4310 GEARY BOULEVARD	NINELUS SALON	15	BEAUTY SALON
4328 GEARY BOULEVARD	TYARA THAI MASSAGE	25	BEAUTY SALON
4207 GEARY BOULEVARD	JADE CHOCOLATES	15	CHOCOLATE SHOP
3900 # 3 GEARY BOULEVARD	YOUNG'S CLEANERS	25	DRY CLEANERS
3900 GEARY BOULEVARD	BURGER KING	75	FAST FOOD
4150 GEARY BOULEVARD	TACO BELL/KFC	175	FAST FOOD
4249 GEARY BOULEVARD	CHEAP PETE'S	175	FRAME SHOP
4501 GEARY BOULEVARD	SHELL	150	GAS STATION
4225 GEARY BOULEVARD	LAINA LI ACCUPUNCTURE	30	MEDICAL OFFICES
4308 GEARY BOULEVARD	BAY DENTAL IMAGING	5	MEDICAL OFFICES
4322 GEARY BOULEVARD	KAREN KNOO, M.D.	30	MEDICAL OFFICES
4411 GEARY BOULEVARD	HEAVEN HEALTH CENTER	15	MEDICAL OFFICES
3900 #4 GEARY BOULEVARD	KINGDOM'S MEDICAL SUPPLIES	25	MEDICAL SUPPLIES STORE
4300A GEARY BOULEVARD	MEDICARE SUPPLY INC.	15	MEDICAL SUPPLIES STORE
4373 GEARY BOULEVARD	ITC MEDICAL SUPPLIES INC	20	MEDICAL SUPPLIES STORE
4200 GEARY BOULEVARD	ASHLEY & MULLEN	300	MORTUARY
4545 GEARY BOULEVARD	EVERGREEN MORTUARY	250	MORTUARY
3931 GEARY BOULEVARD	4TH AVENUE & GEARY FARMER MARKET	175	PRODUCE MARKET
4220 CALIFORNIA STREET	MALTA & CO. REAL ESTATE	30	REALTOR
4273 CALIFORNIA STREET	CITIBROKERS	45	REALTOR
4444 GEARY BOULEVARD	GAETANI REAL ESTATE	20	REALTOR
3854 GEARY BOULEVARD	BELLA	75	RESTAURANT
3944 GEARY BOULEVARD	GENKI RAMEN	20	RESTAURANT
4012 GEARY BOULEVARD	GREEN ISLAND RESTAURANT	20	RESTAURANT
4016 GEARY BOULEVARD	CAMP BBQ	20	RESTAURANT
4124 GEARY BOULEVARD	BELLA PIZZA	20	RESTAURANT
4128 GEARY BOULEVARD	BROTHERS RESTAURANT	20	RESTAURANT
4142 GEARY BOULEVARD	FIVE HAPPINESS RESTAURANT	30	RESTAURANT



4201 GEARY BOULEVARD	CAFÉ COCO
4217 GEARY BOULEVARD	DANCING BULL
4233 GEARY BOULEVARD	TRICOLOR RESTAURANT
4403 GEARY BOULEVARD	TAWANS THAI
3921 GEARY BOULEVARD	SALVATION ARMY STORE
4112 GEARY BOULEVARD	
4134 GEARY BOULEVARD	
4221 GEARY BOULEVARD	
4355 GEARY BOULEVARD	

75 RESTAURANT
15 RESTAURANT
20 RESTAURANT
15 RESTAURANT
90 THRIFT STORE
50 VACANT
30 VACANT
25 VACANT
60 VACANT

4040



ROOM 1 AND 8



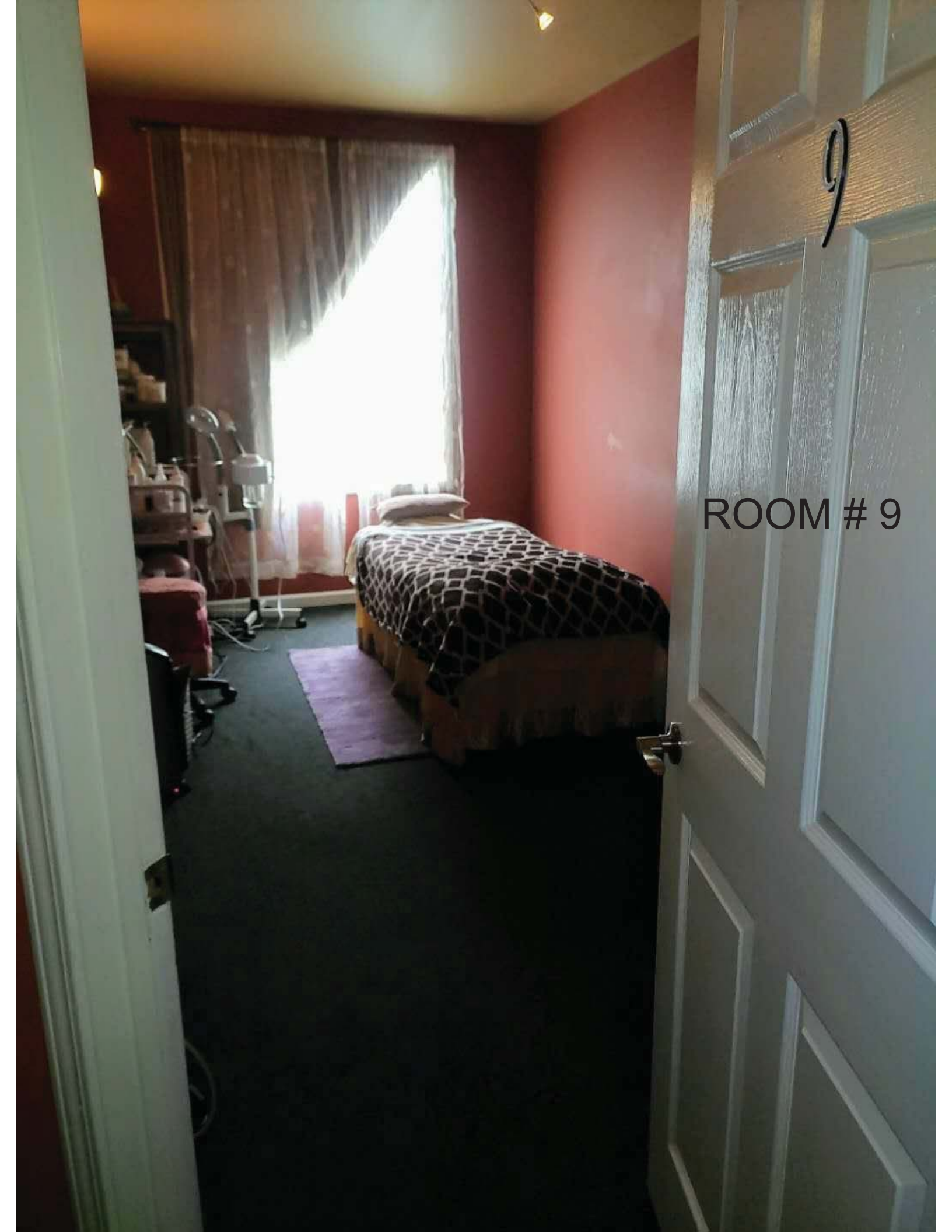


ROOM # 2

A photograph of a room, likely a lounge or waiting area. Three lounge chairs are arranged in a row, each with a red and white patterned backrest and a white seat cushion. A dark blue and white geometric patterned blanket is draped over the front of each chair. The room has yellow walls and a dark carpet. A doorway is visible in the background, and a circular wall light is mounted on the right wall. A track lighting fixture is visible on the ceiling. The text "ROOM # 3" is overlaid on the right side of the image.

ROOM # 3





ROOM # 9

# Storage Room

