



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 08/22/2019

Date: August 12, 2019
Record No.: 2017-013654CUA
Project Address: 4720 GEARY BOULEVARD
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 1443 / 019
Project Sponsor: Roger Wong (agent / architect)
Live Architects
P.O. Box 16272
San Francisco, CA
Email: rogermwarch@gmail.com
Property Owner: Carolyne Helena Ross
368 Firecrest Avenue
Pacifica, CA 94044
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

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Shiatsu Massage (Lessee)
Contacts: Yu Lian Li (Ada Li)
Shiatsu Massage Inc.
4720 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 the change of use of an existing personal service establishment (cosmetology) with accessory massage use to a Massage Establishment Use with accessory personal service use (d.b.a. Shiatsu Massage) with approximately 2,300 square feet of floor area located on the ground floor of the three-story commercial and residential building. There are no tenant improvements or expansion of the existing building envelope proposed. The proposed project will consist of a reception waiting area, foot massage area, five massage treatment rooms, one facial room, laundry / utility room, shower and steam rooms, restrooms, and employee room. Separate sign permits will be filed for the existing business signage and awning. There are no active Planning Enforcement cases on the project site.

According to the project sponsor, the existing business (d.b.a. Shiatsu Massage) was established in 2016 under a change of ownership by an independent entrepreneur, Yu Lian (Ada) Li under Health Permit M-89683. This is the first business location operated by Mrs. Li who had immigrated to the United States with her family in 2008. Prior to starting this business, Mrs. Li obtained her State-certified license from the California Massage Therapy Council (CAMTC) and had worked at d.b.a. Fuji Shiatsu which was formerly located in the Japantown area prior to its closure. The existing business currently has four other employees that are CAMTC certified besides Mrs. Li that provide services that include body massage, foot massage, acupressure, and facial therapy. The project sponsor currently has a Permit to Operate and Sanitation Inspection certificate from the San Francisco Department of Public Health, CAMTC certificate, and San Francisco Treasurer & Tax Collector business registration certificate that are in good standing.

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.**
 - **Support/Opposition:** As of the date of this Executive Summary, the Department has received 12 letters in support and 0 letters in opposition to the Project.
 - This correspondence has expressed support of the proposed project indicating that Shiatsu Massage provides much needed, affordable, honest, therapeutic massage services to the neighborhood, and support the change of use of their underutilized facial rooms into additional massage rooms.
 - **Outreach:** The project sponsors conducted neighborhood outreach efforts and have submitted letters to the Planning Department from local merchants and a petition with approximately 80 signatures in public and merchant support of the project. In addition, the project sponsors have conducted a four-block survey of the types of businesses within the 4500 through 4800 blocks of Geary Boulevard and found most of the commercial establishments on this portion of Geary Boulevard were gas and service station, retail stores, mortuary, restaurants and bars, personal service establishments, specialty stores, dry cleaner, motel, gym, liquor store, auto repairs, and medical service establishments. There appear to be a few other businesses that offer massage-related services within this survey area (d.b.a. Massage Lounge and Geary Acupuncture Health Care).
- The project sponsor currently has a massage establishment permit that is in good standing with the Department of Public Health.

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 and continuing to provide cosmetology services to its customers. The existing business has operated at the subject tenant space for over two 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 Brief (Submittals)



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: AUGUST 22, 2019

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Contacts: Yu Lian Li (Ada Li)
Shiatsu Massage Inc.
4720 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 ALLOW THE CHANGE OF USE OF AN EXISTING PERSONAL SERVICE ESTABLISHMENT (COSMETOLOGY) WITH ACCESSORY MESSAGE USE TO A MESSAGE ESTABLISHMENT USE WITH ACCESSORY PERSONAL SERVICE USE (D.B.A. SHIATSU MASSAGE) LOCATED ON THE GROUND FLOOR OF THE THREE-STORY COMMERCIAL AND RESIDENTIAL BUILDING AT 4720 GEARY BOULEVARD, LOT 019 IN ASSESSOR'S BLOCK 1443, WITHIN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 24, 2017, Roger Wong on behalf of property owners and lessee (hereinafter "Project Sponsor") filed Application No. 2017-013654CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 712 to allow the change of use of an existing personal service establishment (cosmetology) with accessory message use to a Message Establishment Use with accessory personal service use (d.b.a. Shiatsu Massage) located on the ground floor of the three-story commercial and residential building at 4720 Geary Boulevard (hereinafter "Project"), Lot 019 within Assessor's Block 1443 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-013654CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On August 22, 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. 2017-013654CUA.

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. 2017-013654CUA, 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 the change of use of an existing personal service establishment (cosmetology) with accessory massage use to a Massage Establishment Use with accessory personal service use (d.b.a. Shiatsu Massage) with approximately 2,300 square feet of floor area located on the ground floor of the three-story commercial and residential building. There are no tenant improvements or expansion of the existing building envelope proposed. The proposed project will consist of a reception waiting area, foot massage area, five massage treatment rooms, one facial room, laundry / utility room, shower and steam rooms, restrooms, and employee room. Separate sign permits will be filed for the existing business signage and awning. There are no active Planning Enforcement cases on the project site.

According to the project sponsor, the existing business (d.b.a. Shiatsu Massage) was established in 2016 under a change of ownership by an independent entrepreneur, Yu Lian (Ada) Li under Health Permit M-89683. This is the first business location operated by Mrs. Li who had immigrated to the United States with her family in 2008. Prior to starting this business, Mrs. Li obtained her State-certified license from the California Massage Therapy Council (CAMTC) and had worked at d.b.a. Fuji Shiatsu which was formerly located in the Japantown area prior to its closure. The existing business currently has four other employees that are CAMTC certified besides Mrs. Li that provide services that include body massage, foot massage, acupressure, and facial therapy. The project sponsor currently has a Permit to Operate and Sanitation Inspection certificate from the San Francisco Department of Public Health, CAMTC certificate, and San Francisco Treasurer & Tax Collector business registration certificate that are in good standing.

3. **Site Description and Present Use.** The project site at 4720 Geary Boulevard is located on the north side of Geary Boulevard between 11th and 12th Avenues; Assessor's Block 1443; 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 2,500 square-feet (25 feet wide by 100 feet) in size and is occupied by a three-story commercial and residential building built circa 1910. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National or California Registers as having architectural significance. However, the existing building is located within the Neighborhood Commercial Corridors Historic Resources Survey (in progress). The subject ground floor commercial space is currently occupied by the existing personal service establishment with accessory massage use (d.b.a. Shiatsu Massage). The prior businesses were d.b.a. Natural World Spa Health Center which were located on the project site between 2008 - 2016 and d.b.a. Happy Day Spa prior to 2008 are unaffiliated with the current business ownership. There are two residential units on the second and third floors of the building.
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 commercial and mixed-use buildings featuring multi-family residential uses above ground-floor commercial establishments. The scale of development on the subject and opposite blocks are predominately two to three story structures with a few one-story structures and a seven-story structure. The commercial establishments characterizing this portion of Geary Boulevard includes a mixture of a mixture of restaurants, specialty retail stores, liquor grocery store, personal service and medical service establishments, dry cleaner, and motel. Some of these commercial establishments on the subject and opposite blocks include Lamps Plus, The Hearth, Pupusas, The Girls Lounge, Sonia's Cleaners, Arashi Sushi House, Geary Acupuncture Health Care, Sherman Williams, Dong Bei Mama, Geary Parkway Motel, and State Market Liquors. On 11th and 12th Avenue running north and south of the project site, there are predominately a mix of single, two-unit, and multi-unit residential buildings within a RM-1 (Residential-Commercial, High Density) 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 received correspondence from 12 people regarding the proposed project as of the date of this Draft Motion. This correspondence has expressed support of the proposed project indicating that Shiatsu Massage provides much needed, affordable, honest, therapeutic massage services to the neighborhood, and support the change of use of their underutilized facial rooms into additional massage rooms since it is difficult to get appointments at appropriate time slots due to the limited number of massage rooms available. A pre-application meeting was not required for the proposed project. The project sponsors conducted neighborhood outreach efforts and have submitted letters from local merchants and a petition with approximately 80 signatures in public and merchant support of the project. In addition, the project sponsors have conducted a four-block survey of the types of businesses within the 4500 through 4800 blocks of Geary Boulevard and found most of the commercial establishments on this portion of Geary Boulevard were gas and service station, retail stores, mortuary, restaurants and bars, personal service establishments, specialty stores, dry cleaner, motel, gym, liquor store, auto repairs, and

medical service establishments. There appear to be a few other businesses that offer massage-related services within this survey area (d.b.a. Massage Lounge and Geary Acupuncture Health Care).

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 allow the change of use of an existing personal service establishment (cosmetology) with accessory massage use to a **Massage Establishment Use** with accessory personal service use (d.b.a. Shiatsu Massage) with approximately 2,300 square feet of floor area located on the ground floor of the three-story commercial and residential 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 2,300 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 2,300 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 67% of the street frontage of the subject commercial tenant space on Geary Boulevard (approximately 13 feet on the ground floor storefront door entry area and storefront window) 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 2 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 sponsor currently has a massage establishment permit that is in good standing with the Department of Public Health. The applicant and four of her employees are State-certified by the California Massage Therapy Council (CAMTC). 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. Planning Department staff also confirmed with the Department of Public Health that the applicant's Massage Establishment Permit is in good standing and that they have been operating the business within the accessory massage requirements. 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 ground floor of the subject building. The subject ground floor commercial tenant space window and door entry area provide approximately 67% (13 feet) of which is committed to the subject building's commercial entrances and windows for an active street frontage. A portion of the ground floor street frontage of the building is dedicated to the residential entry providing street access to the residential units on the second and third floors of the building.

- (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. 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 lighting to the street and subject building. In addition, the existing storefront is recessed with lighting above the ground floor entrance to the business that is directed onto the project site and immediate surrounding sidewalk area.

- 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 and bars, retail stores, liquor and deli grocery store, personal service establishment, dry cleaner, medical service establishment, auto repair, and gasoline stations. 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 six 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. 2017-013654CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 26, 2019, 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 August 22, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use to allow the change of use of an existing personal service establishment (cosmetology) with accessory massage use to a Massage Establishment Use with accessory personal service use (d.b.a. Shiatsu Massage), with approximately 2,300 square feet of floor area, located on the ground floor of the three-story commercial and residential building at 4720 Geary Boulevard in Assessor's Block 1443, 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 April 26, 2019, and stamped "EXHIBIT B" included in the docket for Case No. 2017-013654CUA and subject to conditions of approval reviewed and approved by the Commission on August 22, 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 **August 22, 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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

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

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

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

9. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

10. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

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

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

12. **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

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

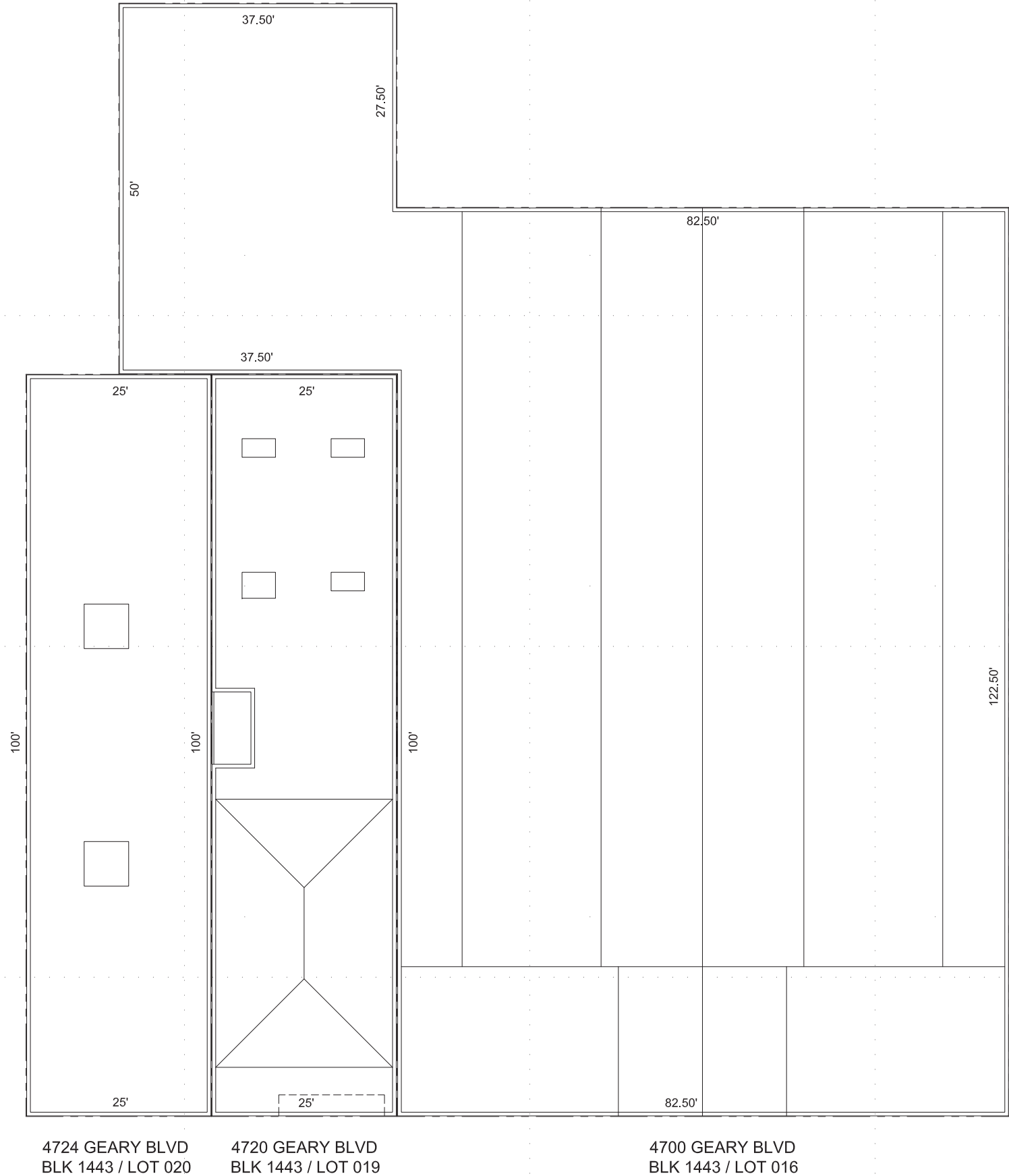
14. **Massage Establishments.** All massage establishments shall comply with the following standard massage use operation standards.

- 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

Exhibit B - Plans



1 SITE PLAN
1/8"=1'-0"

VICINITY MAP



PROJECT SCOPE

EXISTING BUSINESS APPLYING FOR CONDITIONAL USE AUTHORIZATION TO CHANGE EXISTING HEALTH AND BEAUTY SALON WITH ACCESSORY MASSAGE, TO A MASSAGE ESTABLISHMENT WITH ACCESSORY USE OF HEALTH AND BEAUTY SALON. EXISTING NAIL CARE SERVICES HAS BEEN DISCONTINUED DUE TO ODORS. NO REMODEL/CONSTRUCTION OF EXISTING SPACE IS REQUIRED.

PROJECT DATA

1. ZONING= NC-3 NEIGHBORHOOD COMMERCIAL DISTRICT
2. BUILDING CONSTRUCTION TYPE= 5B- 1 HR.
3. THREE STORY MIXED USE BUILDING WITH GROUND FLOOR RETAIL AND 2ND & 3RD FLOOR RESIDENTIAL, 2 BEDROOM UNITS
4. NON-SPRINKLERED BUILDING
5. OCCUPANCY GROUP= B
6. USE= MASSAGE WITH ACCESSORY HEALTH & BEAUTY
7. OPERATION HOURS= 10:00 AM TO 10:00 PM
8. SIX EMPLOYEES
9. LIST OF SERVICES FOR CUSTOMERS:
 - A) BODY MASSAGE
 - B) FOOT MASSAGE
 - C) ACUPRESSURE
 - D) FACIAL THERAPY
 - E) STEAM & SAUNA

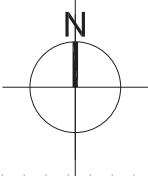
PROJECT DIRECTORY:

BUILDING OWNER:
CAROLYNE VOGEL
368 FIRECREST AVENUE
PACIFICA, CA 94044

TENANT:
SHIATSU MASSAGE INC.
MS. YULIAN LI
320 NEY STREET
S.F., CA 94112

ARCHITECT/AGENT:
ROGER WONG
rogermwarch@gmail.com
415.786.4813

11th AVE

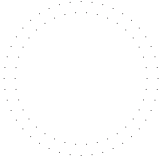


4720 GEARY BLVD.
GROUND FLOOR
RETAIL

SHIATSU MASSAGE INC.
4720 GEARY BLVD.
SAN FRANCISCO, CA 94118

NO.	ISSUE FOR	DATE	BY
1	CONDITIONAL USE APP.	04.26.19	RW

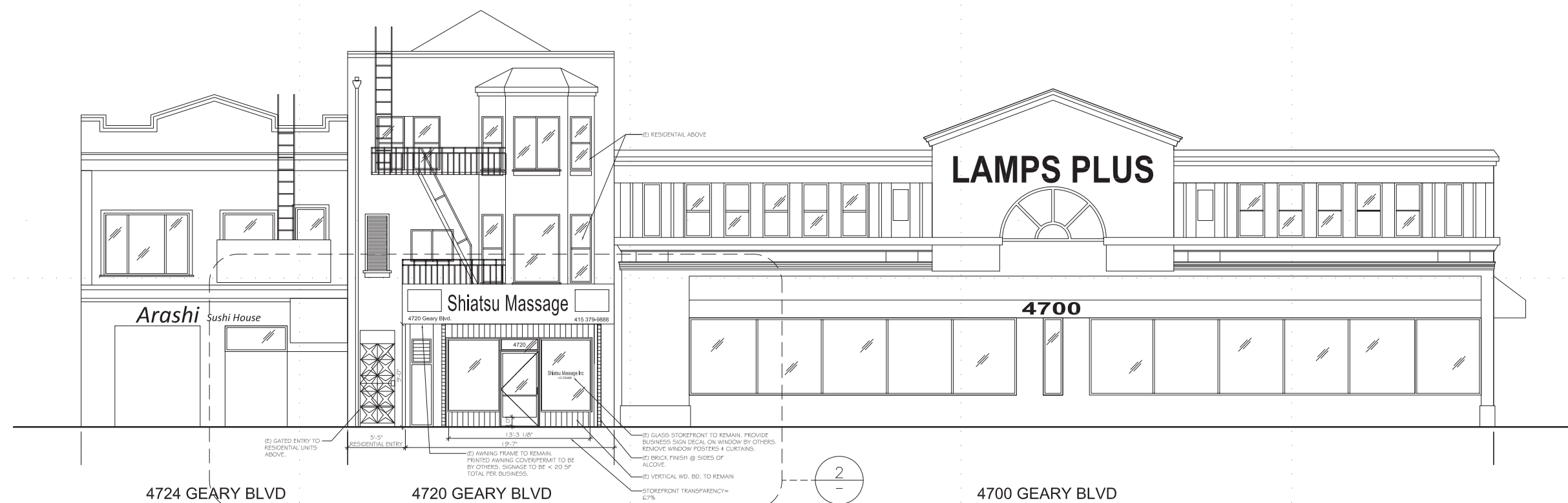
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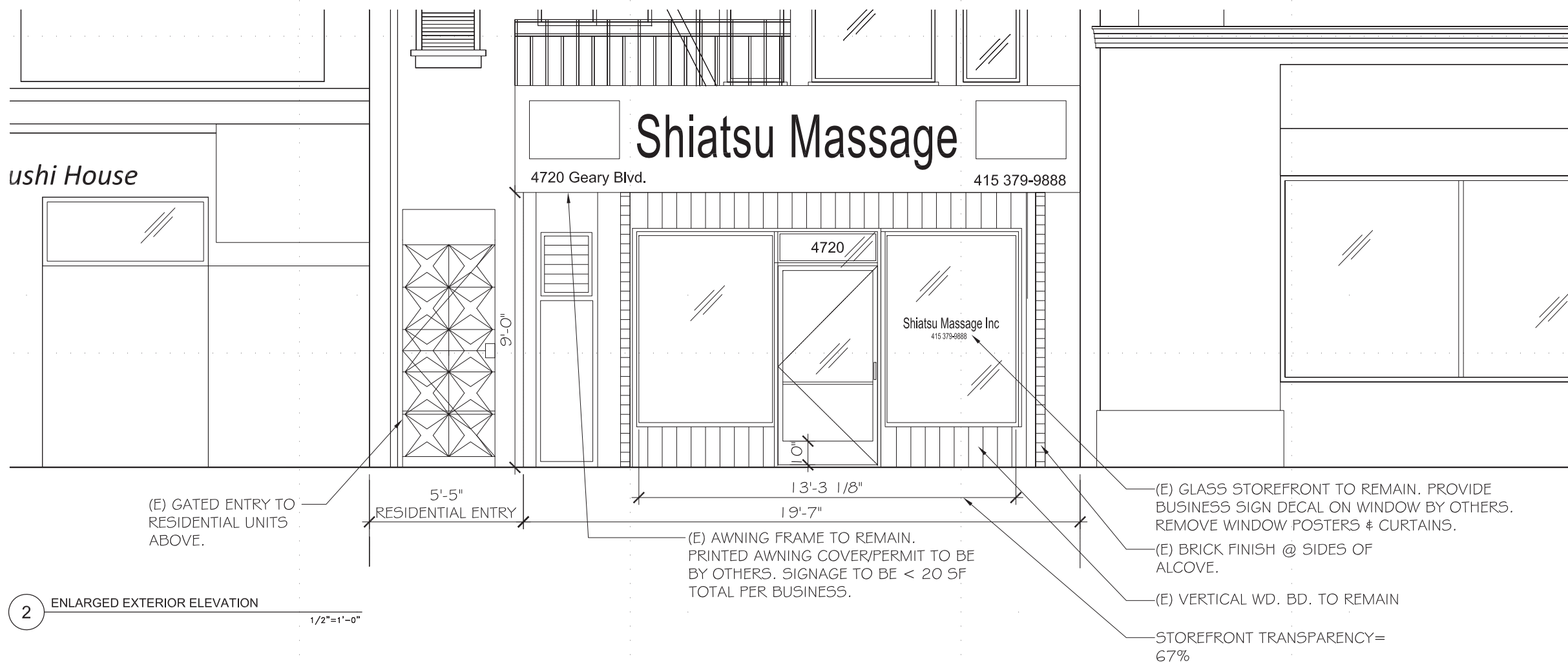
PROJECT NUMBER:	1906
FILE:	P:\1906\CAD\ DWG\
SCALE:	AS-NOTED
CHECKED BY:	RW AS NOTED

SHEET TITLE:
VICINITY MAP,
SITE PLAN, &
PROJECT INFO.
CONDITIONAL USE APP

SHEET NUMBER:
A-100



1 EXTERIOR BUILDING ELEVATION 3/16"=1'-0"



2 ENLARGED EXTERIOR ELEVATION 1/2"=1'-0"

4720 GEARY BLVD.
GROUND FLOOR
RETAIL

SHIATSU MASSAGE INC.
4720 GEARY BLVD.
SAN FRANCISCO, CA 94118

NO.	ISSUE FOR	DATE	BY
1	CONDITIONAL USE APP.	04.26.19	RW

[illegible]

PROJECT NUMBER:	1906	
FILE:	P:\1906\CAD\DWG\	
SCALE:	AS-NOTED	
CHECKED BY:	RW	AS NOTED
SHEET TITLE:		

EXTERIOR
ELEVATION

CONDITIONAL USE APP
A-102
SHEET NUMBER:

Exhibit C – Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
4720 GEARY BLVD		1443019
Case No.		Permit No.
2017-013654PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The proposal will involve the change of use of an existing personal service establishment (cosmetology) with accessory massage use to a Massage Establishment Use with accessory personal service use (d.b.a. Shiatsu Massage) located on the ground floor of the three-story commercial and residential building.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. 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"/>	Class 32 - In-Fill Development. 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. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

TO BE COMPLETED BY PROJECT PLANNER

Comments and Planner Signature (optional):

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (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 or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	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.	
	Project Approval Action: Planning Commission Hearing	Signature: Sharon Young
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	06/28/2019
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 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)
4720 GEARY BLVD		1443/019
Case No.	Previous Building Permit No.	New Building Permit No.
2017-013654PRJ		
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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

Exhibit D - Land Use Data



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 4720 GEARY BOULEVARD
RECORD NO.: 2017-013654CUA

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

Reception:
415.558.6378

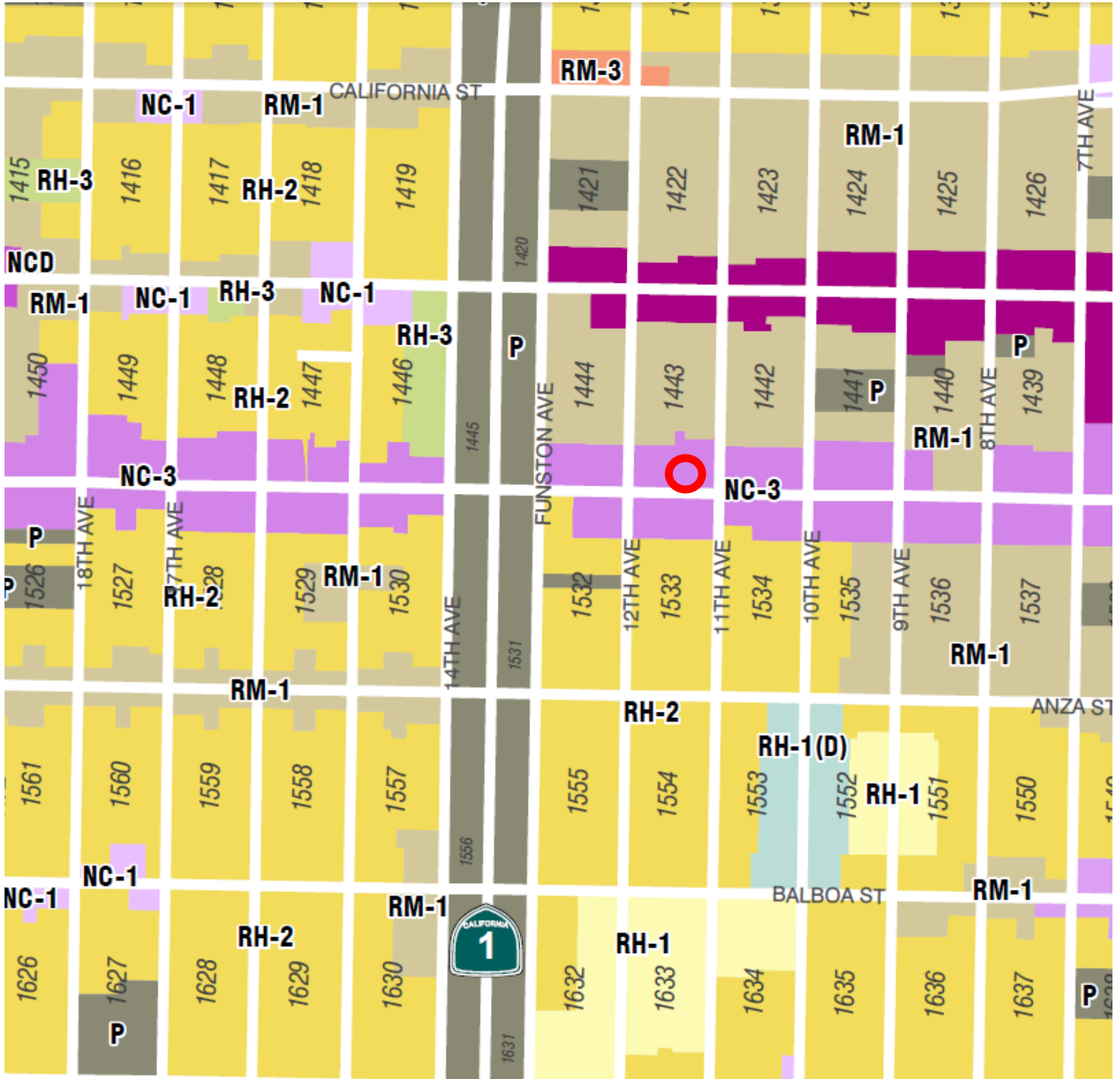
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	±2,500	±2,500	0
Residential	--	--	--
Commercial/Retail (1sr floor commercial tenant space)	±2,300	±2,300	--
Office	--	--	--
Industrial/PDR <i>Production, Distribution, & Repair</i>	--	--	--
Parking	--	--	--
Usable Open Space	--	--	--
Public Open Space	--	--	--
Other ()			
TOTAL GSF	±2,300	±2,300	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate (2 nd & 3 rd floors)	2	2	--
Dwelling Units - Affordable	--	--	--
Hotel Rooms	--	--	--
Parking Spaces	--	--	--
Loading Spaces	--	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	--	--	--
Number of Buildings	1	1	0
Number of Stories	3	3	0
Height of Building(s)	Approx. 30 feet	Approx. 30 feet	No Change
Other ()			

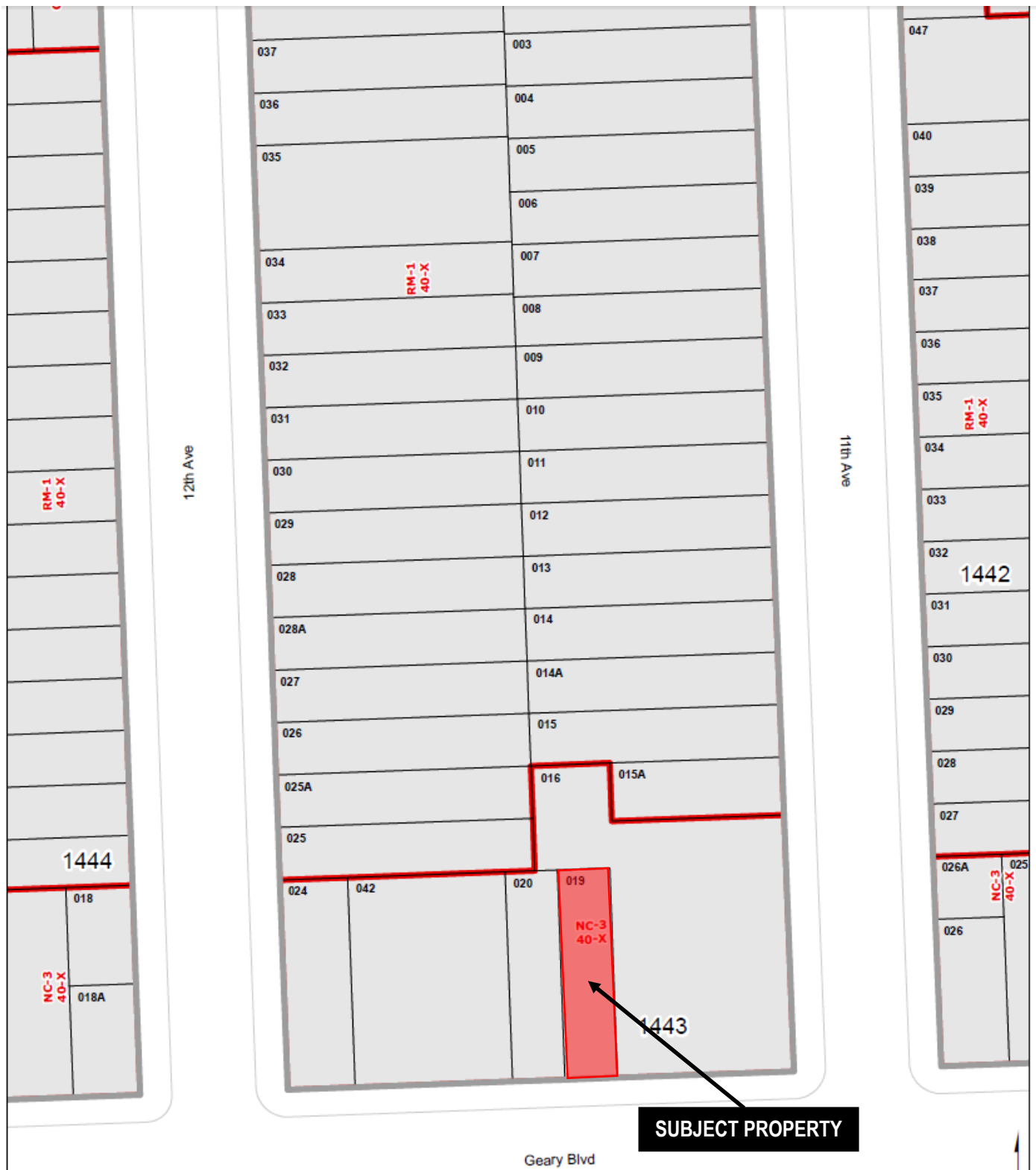
Exhibit E - Maps and Context Photos

Zoning Map



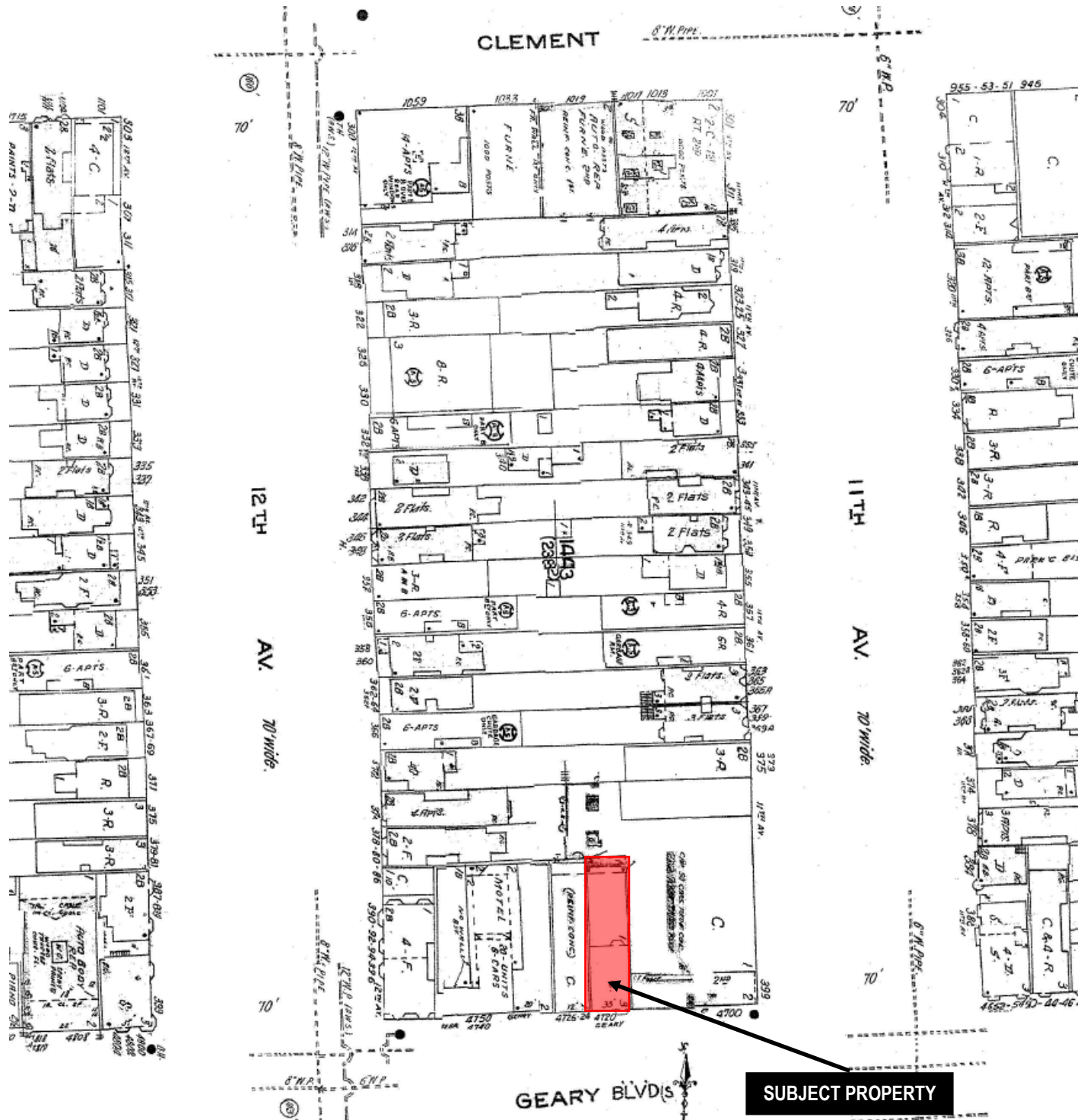
Conditional Use Hearing
Case Number 2017-013654CUA
4720 Geary Boulevard

Parcel Map



Conditional Use Hearing
Case Number 2017-013654CUA
4720 Geary Boulevard

Sanborn Map*

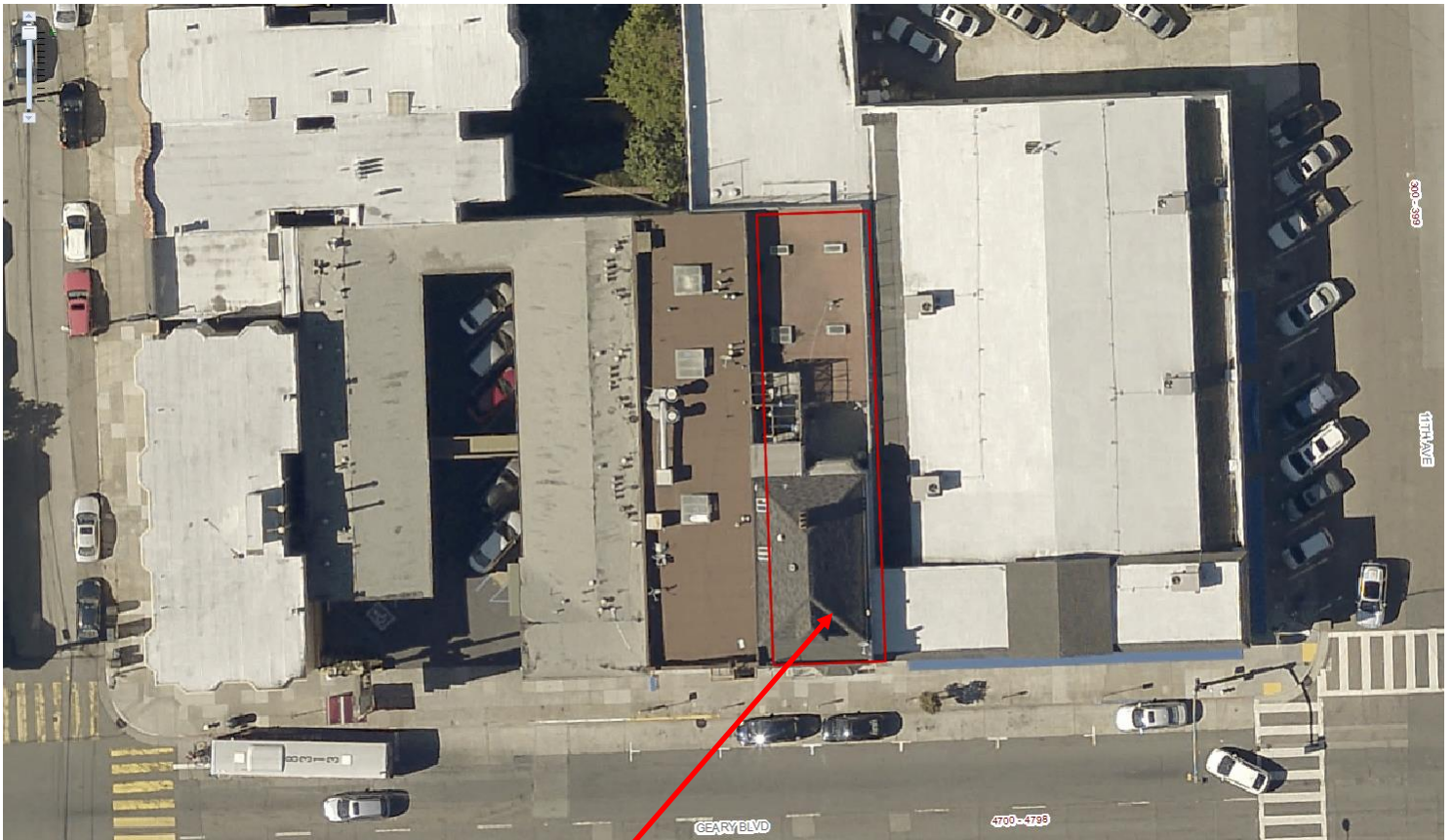


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
Case Number 2017-013654CUA
4720 Geary Boulevard



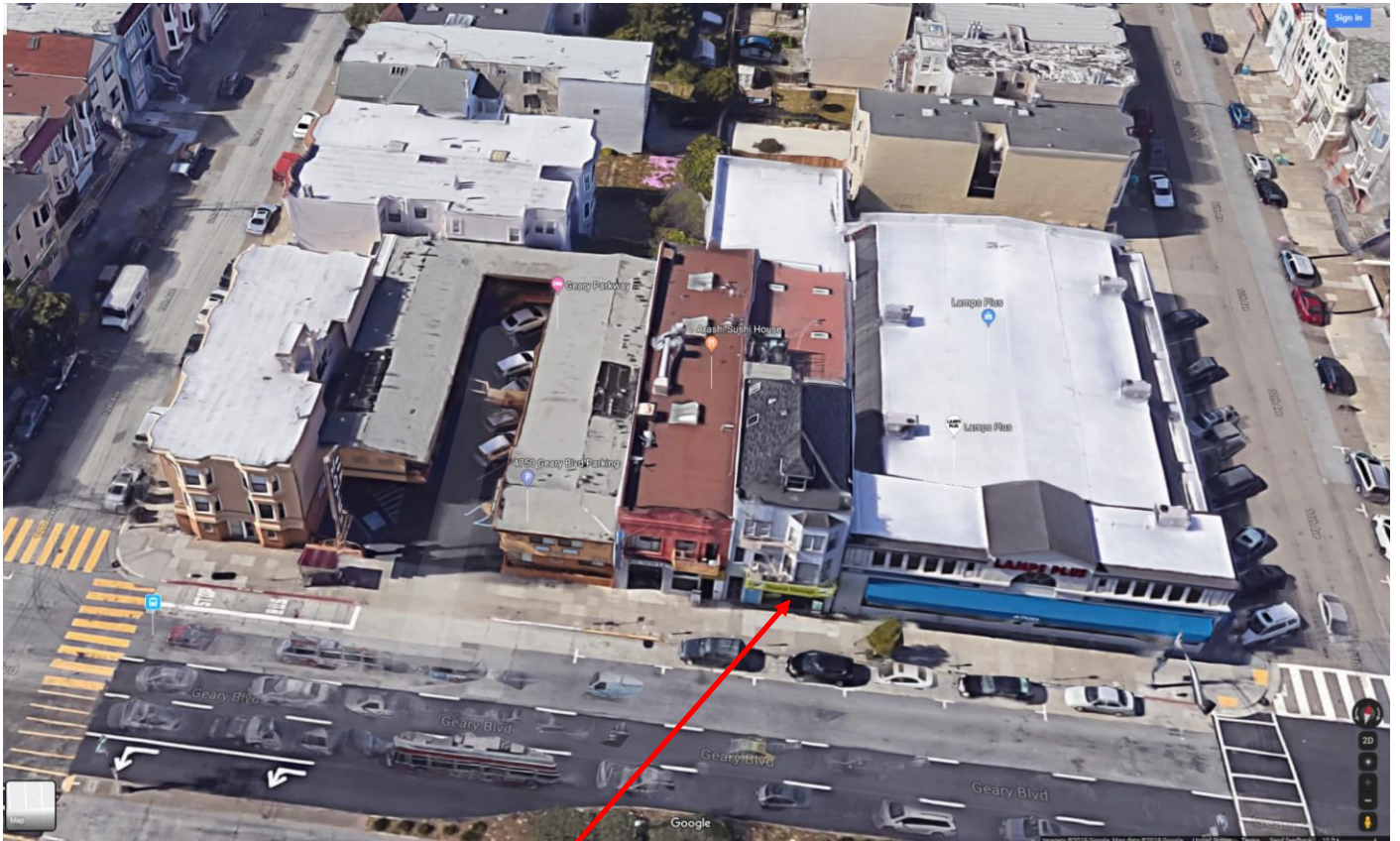
Aerial Photo



SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY



Site Photo

SUBJECT PROPERTY ON GEARY BOULEVARD

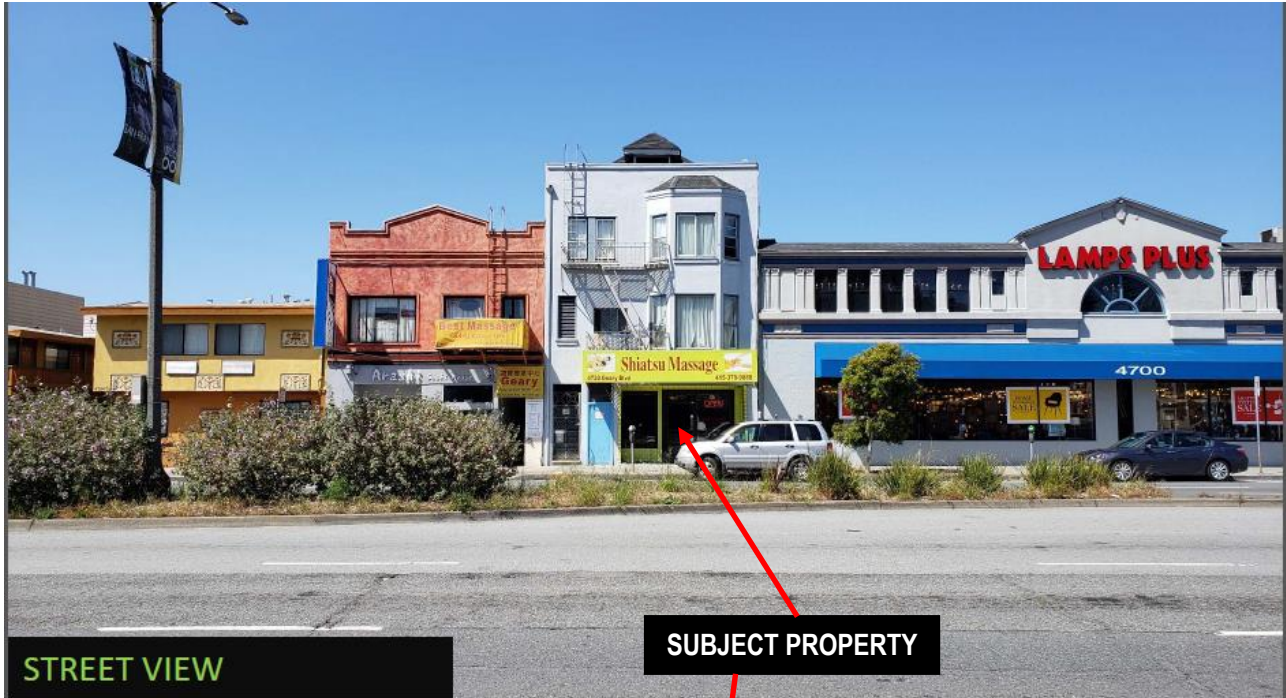


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2017-013654CUA
4720 Geary Boulevard

Site Photo

SUBJECT PROPERTY ON PORTION OF GEARY BOULEVARD



Conditional Use Hearing
Case Number 2017-013654CUA
4720 Geary Boulevard

Site Photo

PORTION OF OPPOSITE BLOCK ON GEARY BOULEVARD



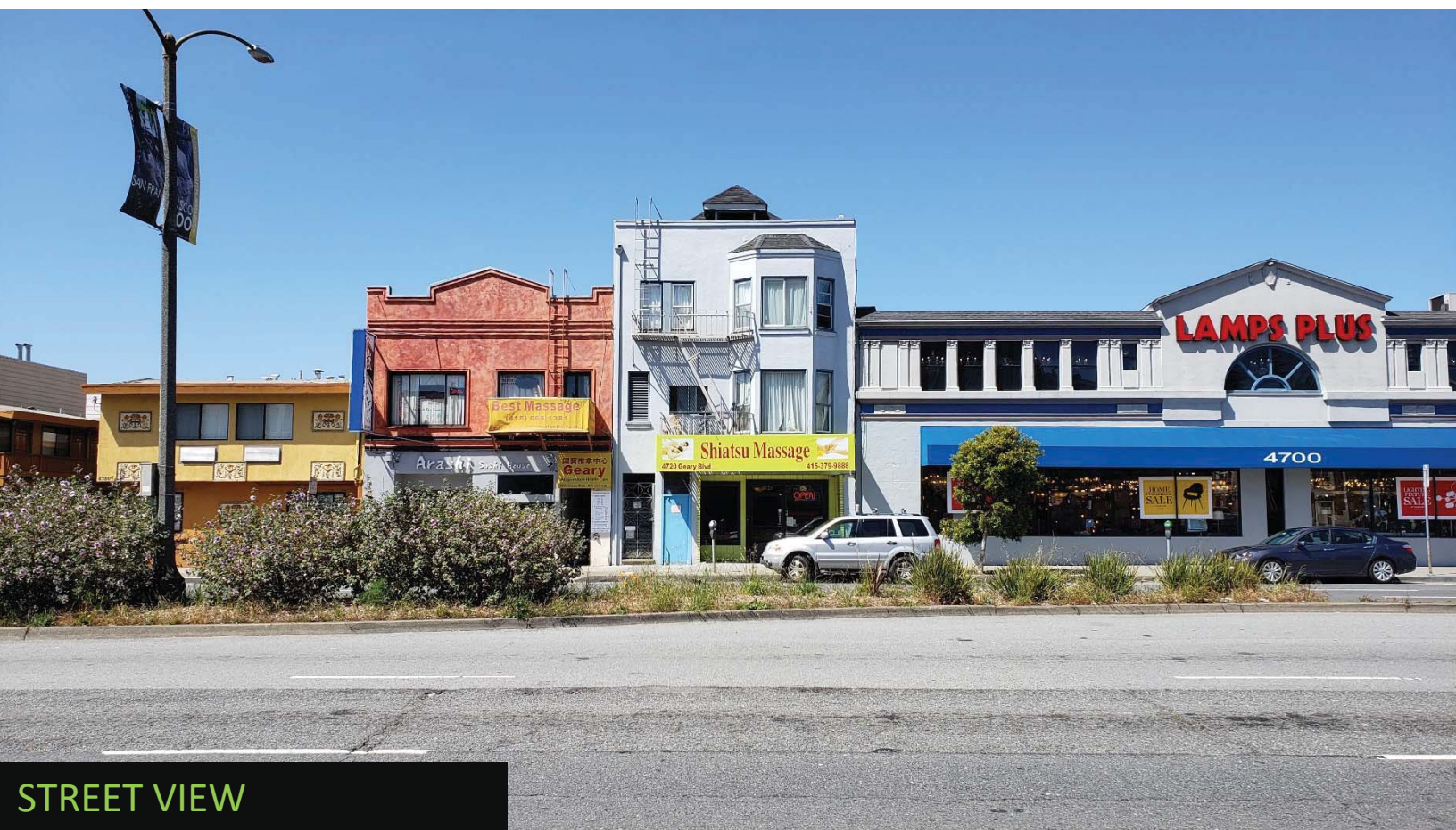
STREET VIEW ACROSS



Conditional Use Hearing
Case Number 2017-013654CUA
4720 Geary Boulevard

Exhibit F - Project Sponsor's Submittals

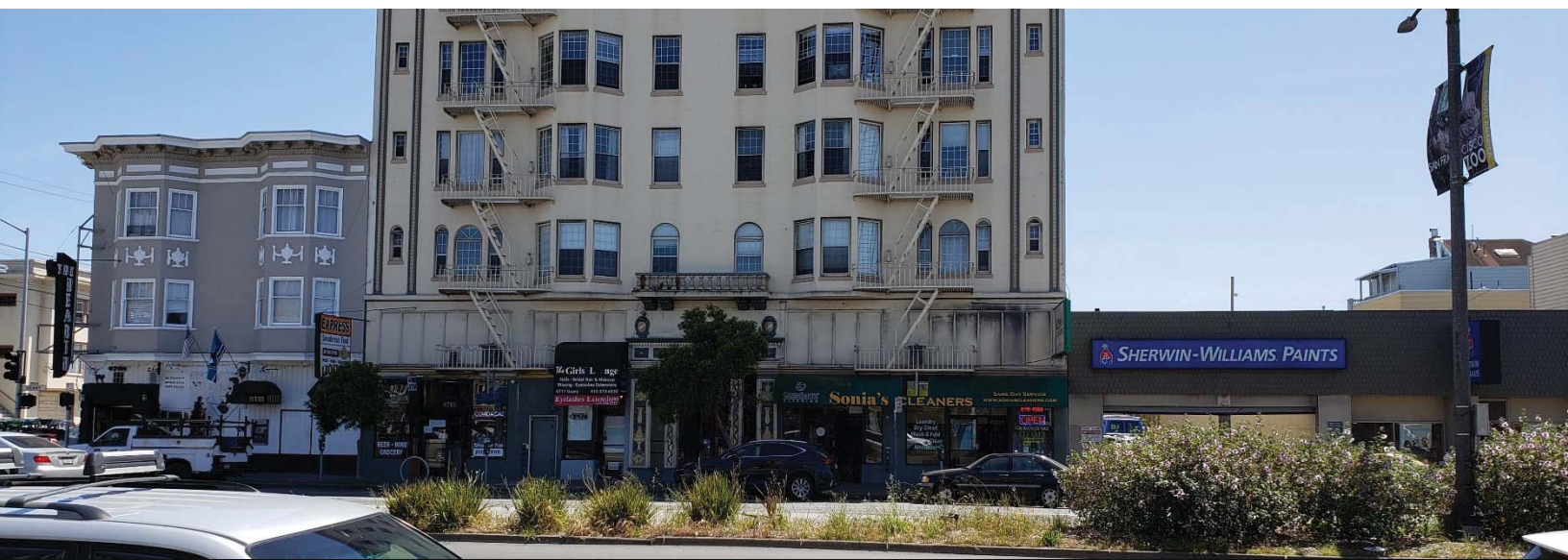
- PHOTOS (EXTERIOR AND INTERIOR)
- PHOTOS OF CERTIFICATES (BUSINESS REGISTRATION, CALIFORNIA MASSAGE THERAPY COUNCIL, SANITATION INSPECTION, OFFICE OF THE TREASURER & TAX COLLECTOR LICENSE)
- GEARY BOULEVARD BUSINESS SURVEY (BETWEEN 4500 – 4800 BLOCKS)
- SUPPORT LETTERS FROM ADJACENT BUSINESSES AND INDIVIDUALS (NOT ATTACHED IN CASE REPORT)
- PETITION WITH SIGNATURES IN SUPPORT (NOT ATTACHED IN CASE REPORT)



STREET VIEW

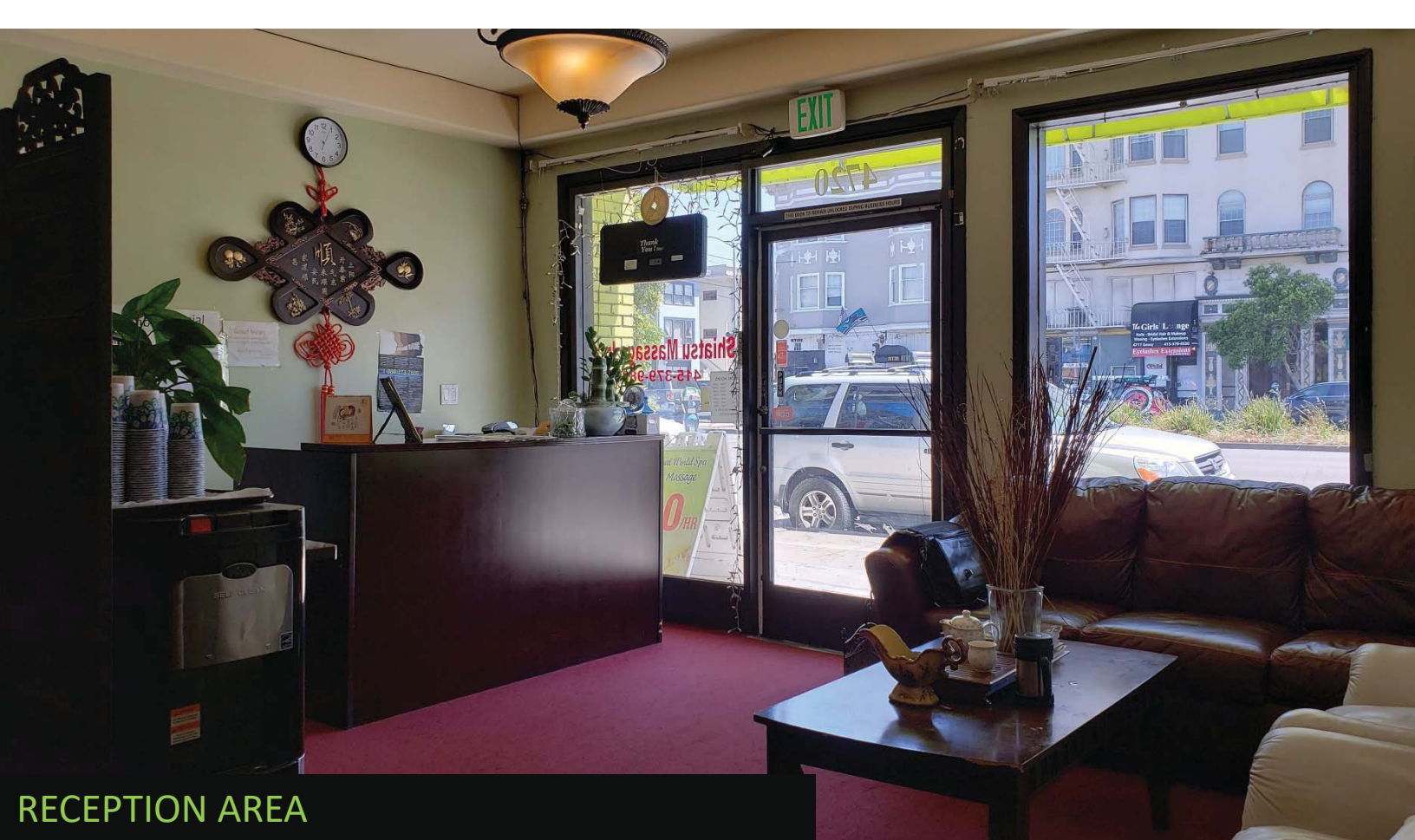


ENLARGED STOREFRONT

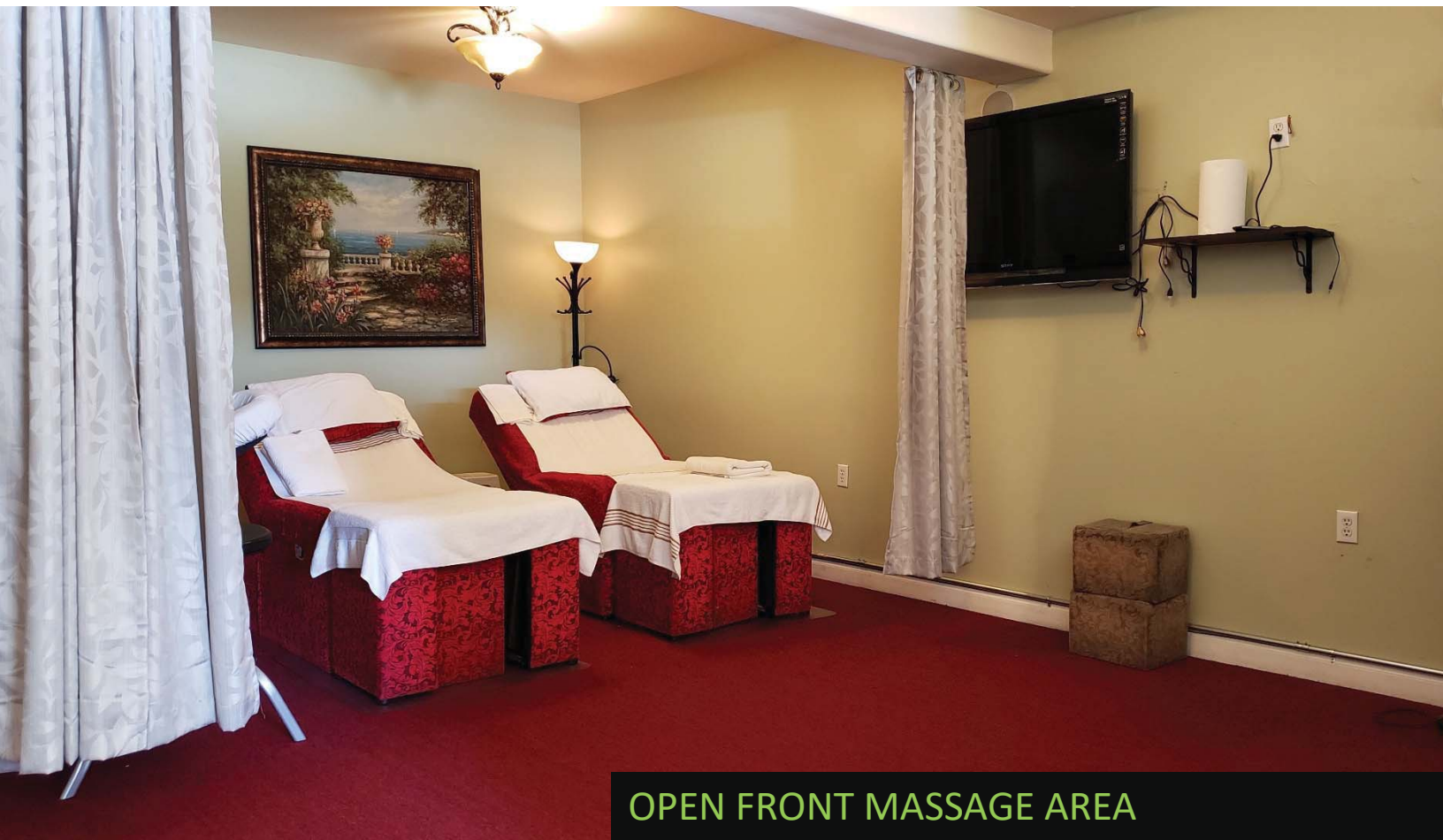


STREET VIEW ACROSS





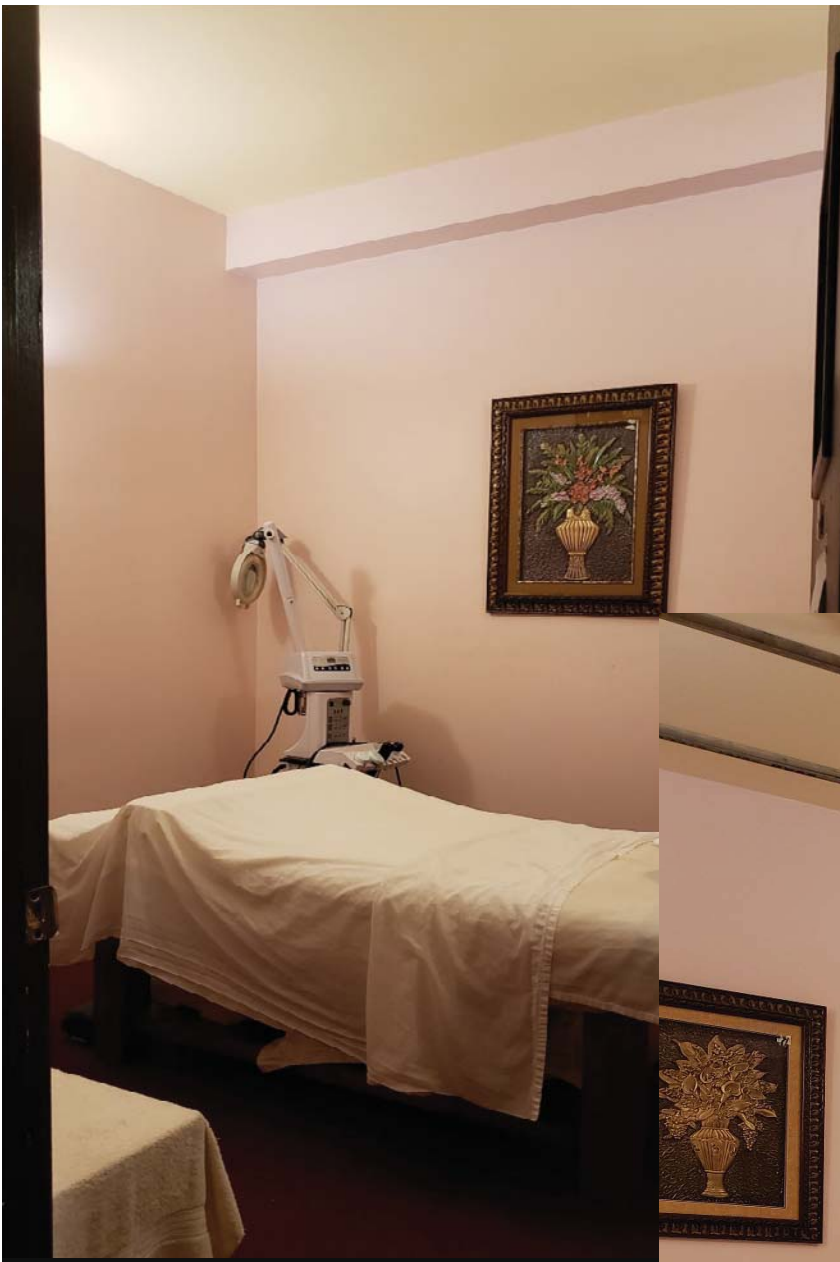
RECEPTION AREA



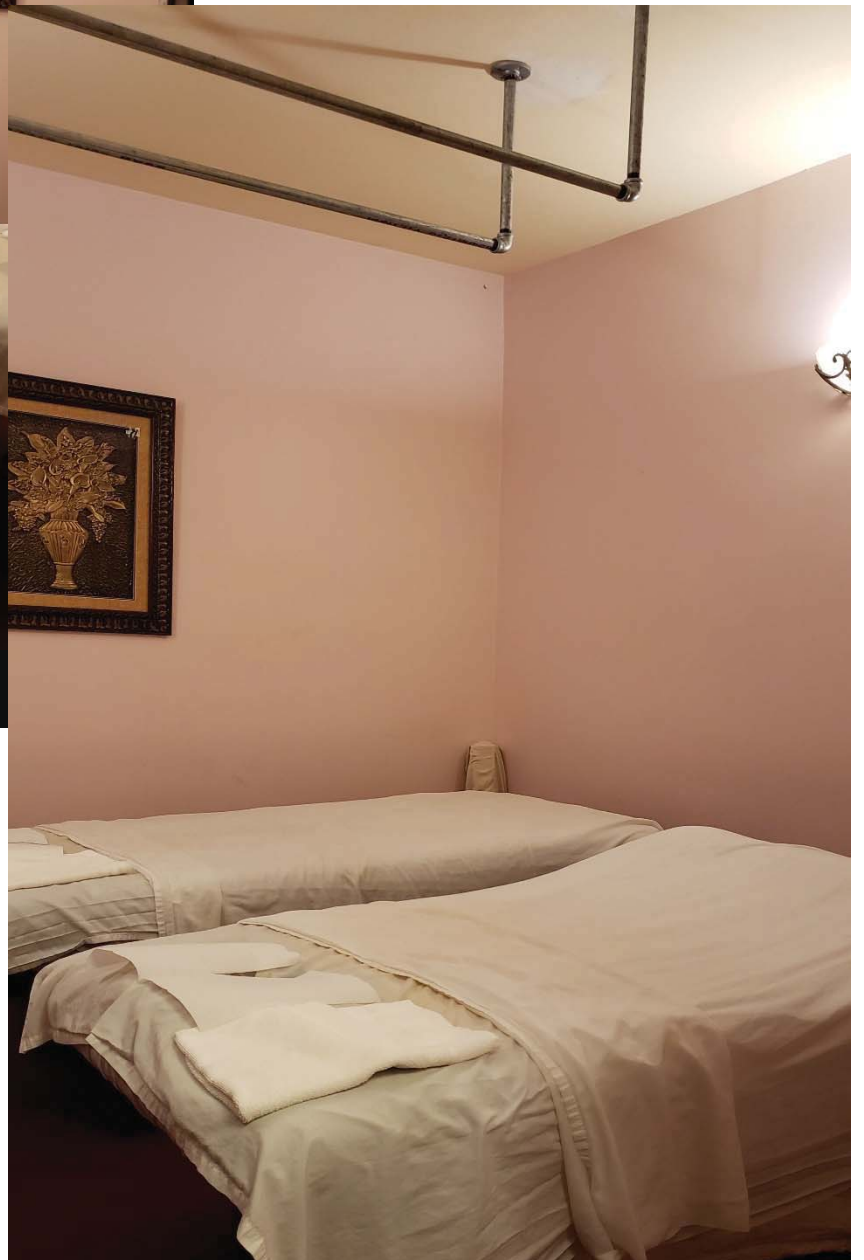
OPEN FRONT MASSAGE AREA



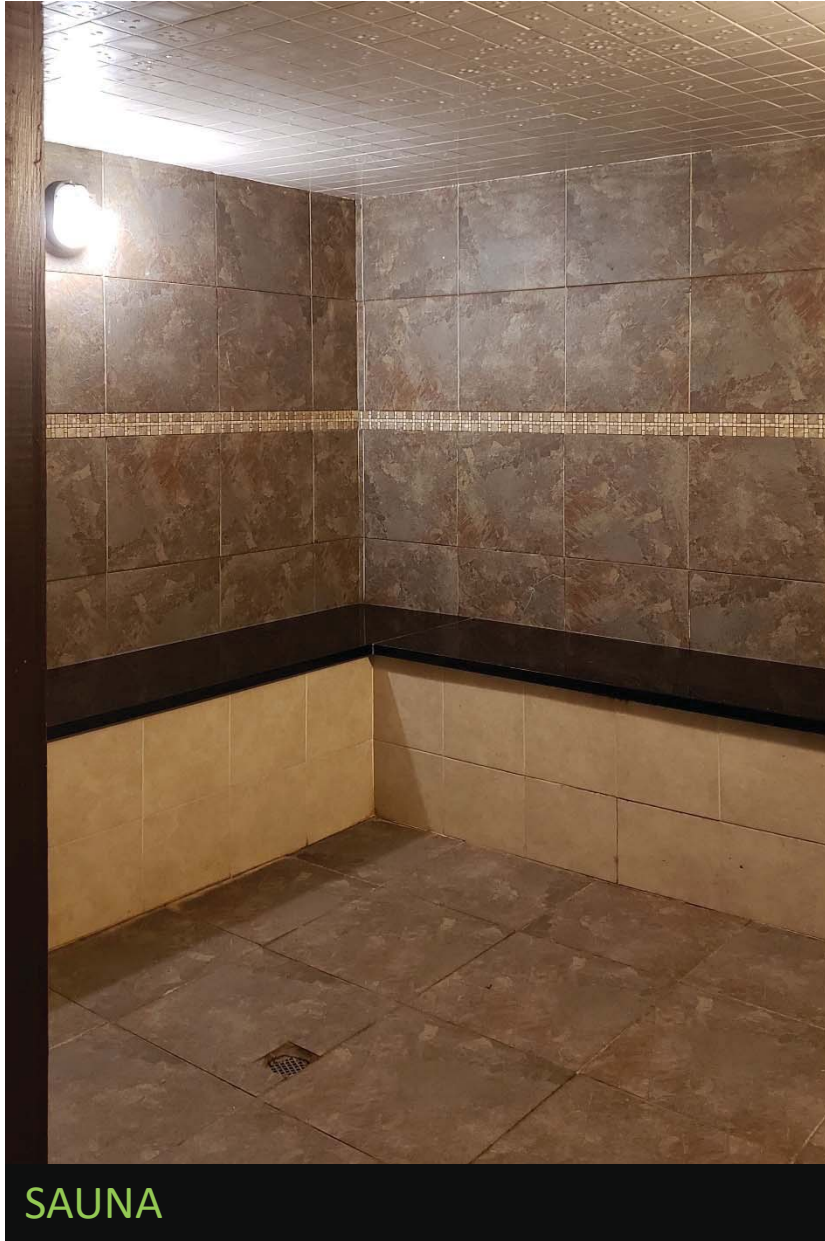
HALL WAY



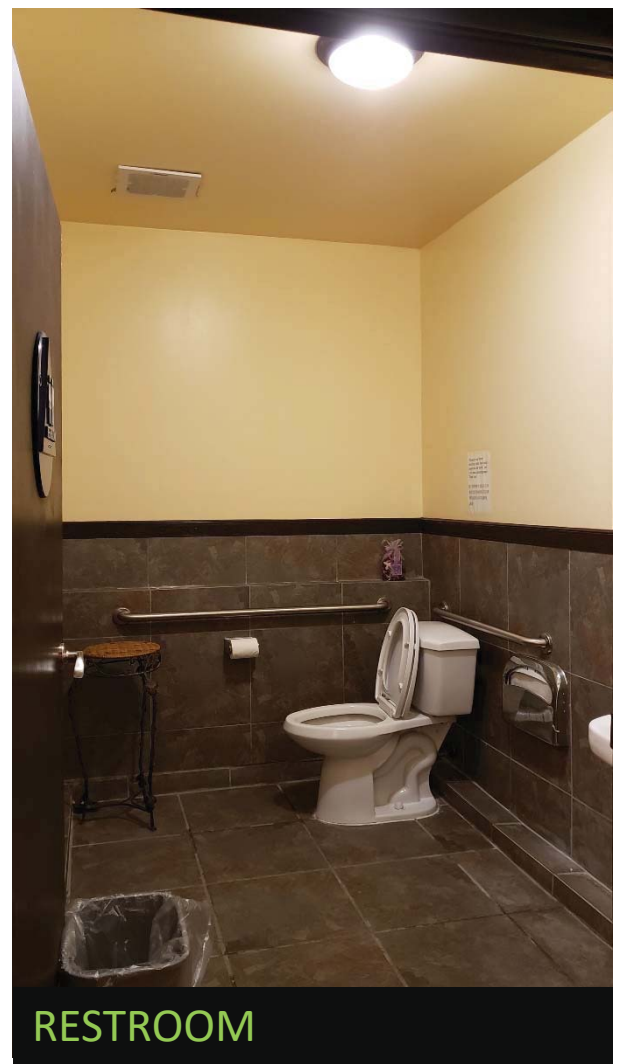
FACIAL ROOM



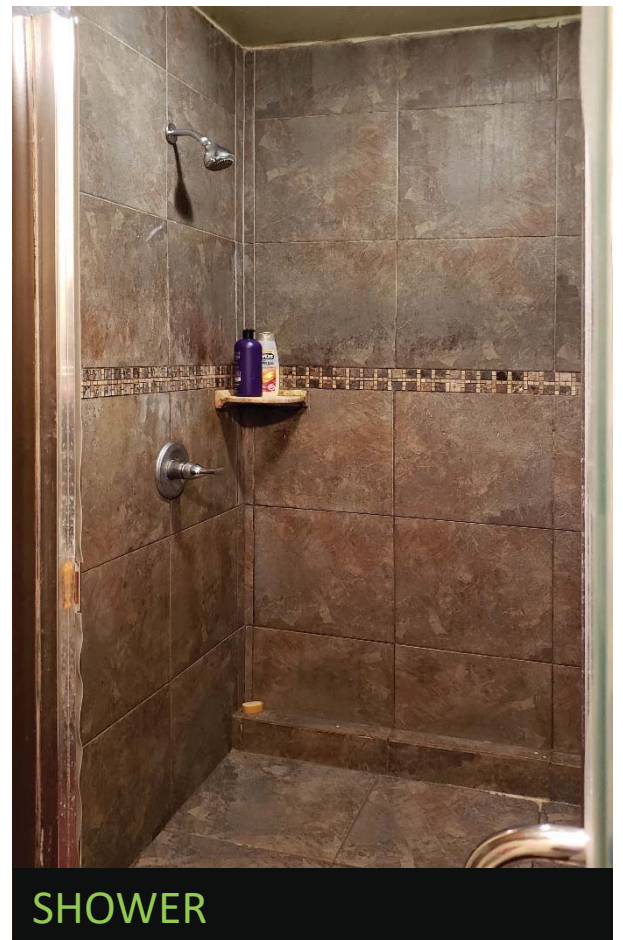
MASSAGE ROOM



SAUNA



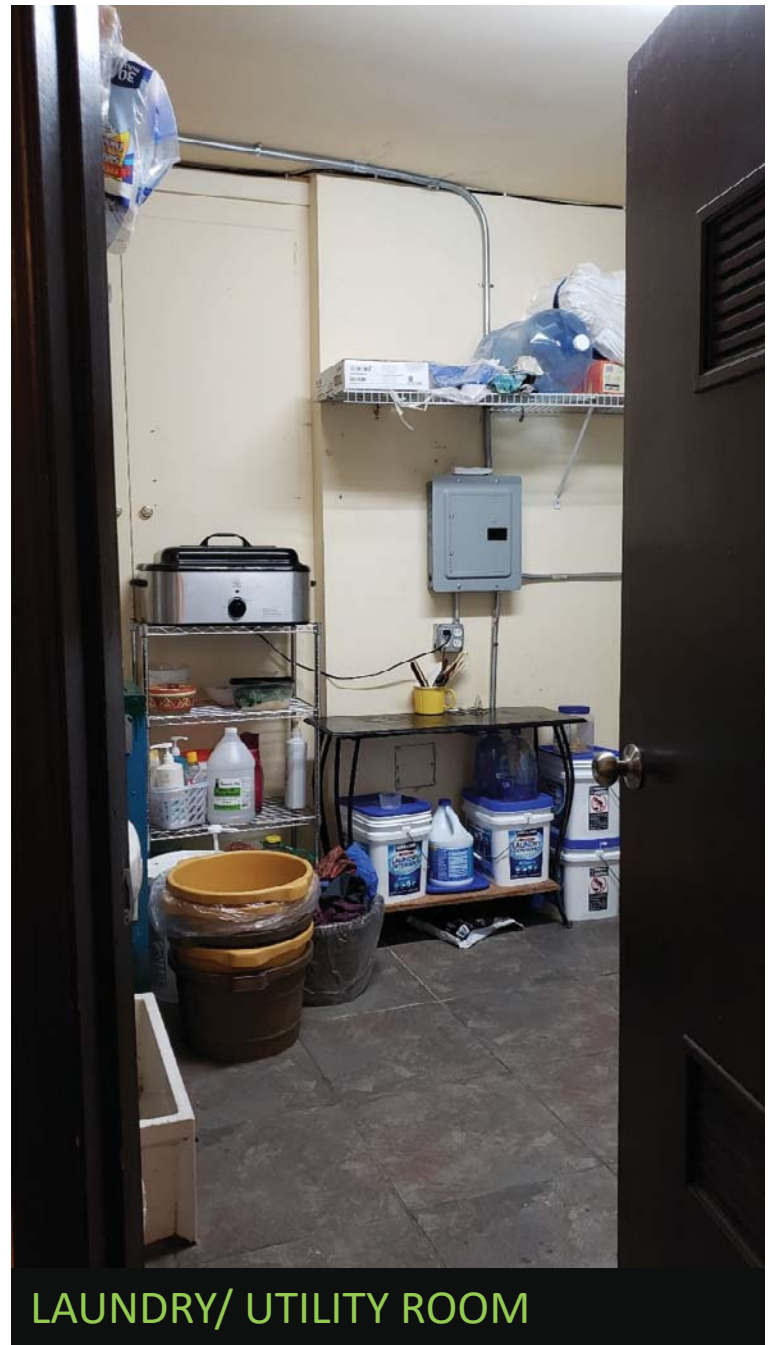
RESTROOM



SHOWER



STORAGE



LAUNDRY/ UTILITY ROOM

BUSINESS REGISTRATION CERTIFICATE

RENEW BY DATE
05-31-2019


EXPIRATION DATE
06-30-2019

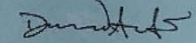
FY 2018-19

BUSINESS ACCOUNT NUMBER 1060036	LOCATION ID 1124978-10-161
TRADE NAME (DBA) SHIATSU MASSAGE INC	BUSINESS LOCATION 4720 GEARY BLVD
BUSINESS SHIATSU MASSAGE INC	THIRD PARTY TAX COLLECTOR <input type="checkbox"/> PARKING TAX <input type="checkbox"/> TRANSIENT OCCUPANCY TAX

SHIATSU MASSAGE INC
4720 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.

CALIFORNIA MASSAGE THERAPY COUNCIL

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

Yu Lian Li

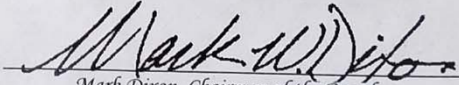
the designation of

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, Yu Lian Li 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, Thursday, January 24, 2019.




Mark Dixon, Chairman of the Board
California Massage Therapy Council
CAMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814

CERTIFICATE # 42500
EXPIRES: 4/7/2021

The validity and authenticity of this certificate may be verified online
by entering the name and certificate number at: www.camtc.org

PERMIT TO OPERATE

AND CERTIFICATE OF SANITARY INSPECTION

Issued according to provisions of the San Francisco Health Code

AUTHORIZING conduct of the following class of

CLASS OR TYPE OF BUSINESS: H67 - General Massage Est.

**Must Comply with Zoning Transparency Requirements
60% Must be Transparent and Provide Visibility to the Inside**

Owner/Operator: Shiatsu Massage Inc
DBA: Shiatsu Massage Inc
Street Address: 4720 Geary Blvd
San Francisco, CA 94118



M - 89683

ISSUED ON: 10/21/2016


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.

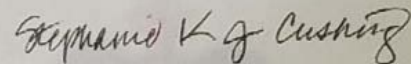
Must comply with all zoning requirements and restrictions

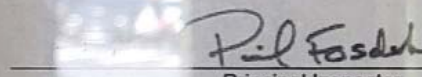
Massage space is Limited to 300sq. Ft. and 2 massage practitioners per shift.

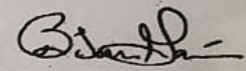
DEPARTMENT OF PUBLIC HEALTH

Environmental Health Section
City and County of San Francisco


Inspector


Director of Environmental Health


Principal Inspector


Director of Public Health

Display this Permit prominently. This margin may be trimmed for standard 6 x 8 frame.


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

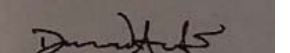
License Certificate

1 Dr. Carlton B. Goodlett P
City Hall, Room
San Francisco, CA 94

Business Account Number 060036	Period Covered 04/01/2018 - 03/31/2019	Fee Paid 1263.00
Class / Permit Number H67 / 89683	Description MASSAGE ESTABLISHMENT	Units 1
Business Name SHIATSU MASSAGE INC	Business Location 4720 GEARY BLVD	LIN 1124978-10-161

SHIATSU MASSAGE INC
4720 GEARY BLVD
SAN FRANCISCO CA 94118


José Cisneros
Treasurer


David Augustin
Tax Collector

Geary Boulevard Business Survey. Blocks 4500-4800

Address	Business	Specific Use
4501 Geary Boulevard	Shell Gas Station	Gas and service station
4545 Geary Boulevard	Everygreen Mortuary of McAvoy O'Hara	Mortuary
4550 Geary Boulevard	Mattress Firm	Mattress Store
4601 Geary Boulevard	Black Room	Restaurant and Bar
4605 Geary Boulevard	Gourmand European Deli	Deli
4611 Geary Boulevard	Korean Village	Restaurant
4615 Geary Boulevard	Reilani	Beauty and SPA
4620 Geary Boulevard	Michelin	Tire store
4625 Geary Boulevard	First Korean Market	Market
4629 Geary Boulevard	My Tofu House	Restaurant
4644 Geary Boulevard	Box Brothers	Shipping and Packaging
4649 Geary Boulevard	Jack in the Box	Fast Food
4652 Geary Boulevard	Would You Believe Cocktails	Bar
388 11th Avenue	Massage Lounge	Massage
4700 Geary Boulevard	Lamp Plus	Lighting store
4701 Geary Boulevard	The Hearth	Bar
4715 Geary Boulevard	Pupusas	Restaurant
4715 Geary Boulevard	The Girls Lounge	Nails, Bridal, Beauty
4720 Geary Boulevard	Shiatsu Massage Inc	Massage, Health
4721 Geary Boulevard	Sonia's Cleaners	Dry Cleaners
4724 Geary Boulevard	Arashi Sushi House	Restaurant
4726 Geary Boulevard	Geary Acupuncture Health Care	Acupuncture & accessory massage
4733 Geary Boulevard	Sherman Williams	Paint Store
4737 Geary Boulevard	Dong Bei Mama	Restaurant
4750 Geary Boulevard	Geary Parkway Motel	Motel
4751 Geary Boulevard	State Market Liquors	Liquor store
4800 Geary Boulevard	Cosmetic Family Dentistry	Dental Health
4801 Geary Boulevard	Park Gym	Gym
4811 Geary Boulevard	Harvest	Cannabis Dispensary
4818 Geary Boulevard	Toy Shop	Auto repair
4827 Geary Boulevard	Eastern Harmony Clinic	Acupuncture, Chinese Medicine
4828 Geary Boulevard	Great Mongolia	Restaurant
4850 Geary Boulevard	76	Gas and service station