



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 16, 2019

File Date: January 8, 2019
Record No.: 2018-014905CUA
Project Address: 1711 Haight Street
Zoning: Haight Street NCD (Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 1248/001
Project Sponsor: Paul V. Horcher
234 Van Ness Avenue
San Francisco, CA 94102
Staff Contact: Katherine Wilborn – (415) 575-9114
Katherine.Wilborn@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project is a request for Conditional Use Authorization to establish a Massage Use (dba "Iyara Traditional Thai Massage") at the ground story of a three-story residential-over-commercial building within the Haight Street NCD (Neighborhood Commercial District) District and a 40-X Height and Bulk District. The project proposes no expansion of the existing tenant space or building envelope and would occupy a vacant commercial space.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303, 703.1, and 719, to allow a Massage Establishment use within the Haight Street NCD (Neighborhood Commercial District) District and a 40-X Height and Bulk District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Planning Department has received no public comments on the Project as of the date of this Executive Summary.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project provides an active use at the ground floor of a vacant commercial space with a Massage Establishment use within the Haight Street NCD, which has no other Massage Establishments in the district. The Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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Project Address: **1711 HAIGHT STREET**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 703.4, and 719 TO ESTABLISH A MESSAGE USE AT 1711 HAIGHT STREET, LOT 001 IN ASSESSOR'S BLOCK 1248, WITHIN THE HAIGHT STREET NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 8, 2019, Paul V. Horcher (hereinafter "Project Sponsor") filed Application No. 2018-014905CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to establish a Massage Establishment use (d.b.a. "Iyara Traditional Thai Massage") at 1711 Haight Street (hereinafter "Project"), Lot 001 within Assessor's Block 1248 (hereinafter "Project Site") in the Haight Street Neighborhood Commercial District.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-014905CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On April 26, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Application.

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. 2018-014905CUA, 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.

Project Description. The Project includes the establishment of a Massage Establishment use (d.b.a. Iyara Traditional Thai Massage) into a vacant commercial space in the Haight Street Neighborhood Commercial District. Iyara Traditional Thai Massage currently operates at one other location in San Francisco, in good standing on Geary Street, and the proposed project would allow for the establishment of its second location. The proposed Massage Establishment use would occupy a vacant 1,024 square foot space on the first floor, formerly by La Rosa Vintage Inc, a non-Formula Retail second-hand clothing store, which vacated the premises in 2016. No exterior alterations are proposed.

2. **Site Description and Present use.** The Project Site is located on the south side of Haight Street, between Cole and Shrader Streets, on Accessor's Block 1248, Lot 001, at the corner of Cole Street. The subject parcel has a width of 85 feet and a depth of 100 feet. The building was constructed circa 1907 and is a Historic Resource within the Eligible Haight Ashbury Historic District, as evaluated in the DCP 1976 Survey. The Project Site was developed into a three-story mixed-use building, with commercial frontage at the ground story and residential units above. The ground story is divided into six commercial spaces; five of which front Haight Street, and one fronting Cole Street. The Project space fronts Haight Street and is currently vacant; most recently occupied by La Rosa Vintage Boutique, a Retail Sales and Service use, which vacated the premise in 2016. Adjacent to the Project space on Haight Street is one existing Full-Service Restaurant use, Siam Lotus Thai Cuisine, and three existing Retail Sales and Service uses: Land of Sun, a fashion accessories retailer; Tibet Styles, a fashion accessories retailer; and Arts and Handicraft Tibet Starts Beading and Jewelry, a jewelry retailer. The sixth commercial space on the lot, which fronts Cole Street, is occupied by Café Cole, a Limited-Restaurant Use.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Haight Street NCD (Neighborhood Commercial District) Zoning District, a 40-X Height and Bulk District, and the Haight Ashbury Public Realm Plan, as well as being within a Fringe Financial Services Restricted Use District and the Haight Street Alcohol Restricted Use District, within the Haight Ashbury neighborhood. The Haight Street NCD is intended to have a mixed-use, residential-commercial character, which serves convenience goods and services to local residences, as well as shopping goods and services to the larger market area. Restrictions in this area are in place to maintain the district's balanced mix and variety of neighborhood-serving uses. The immediate context is therefore, mixed in character with residential and commercial uses. The surrounding neighborhood includes one-to-four-story structures with a predominance of Edwardian and Victorian architectural styles. Other zoning districts near the Project Site are RH-3 (Residential-House, Three Family), RM-2 (Residential-Mixed, Moderate Density), and P (Public).
4. **Public Outreach and Comments.** To date, the Department has not received any public comments on the Project. The project sponsor conducted a pre-application meeting on the proposed project on November 29, 2018, which was attended by five members of the public.

5. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- a. **Use.** A *Massage Establishment* use is defined under Planning Code Section 102 and Health Code Section 29.5, as a type of Retail Sales and Service activity where more than one individual administers Massage for compensation, excluding those locations where Massage is provided only on an outcall basis or accessory to a principal use. Pursuant to Planning Code Section 719, *Massage Establishment* uses within the Haight Street NCD Zoning District require Conditional Use Authorization. Planning Code Section 303 provides considerations for the Planning Commission to consider, and section 303(n) provides additional criteria for Massage Establishments' Conditional Uses.

The Project would allow the establishment of a Massage Establishment Use (d.b.a. Iyara Traditional Thai Massage, a massage specializing in Thai-inspired massage techniques) in an approximately 1,025 square-foot vacant ground floor commercial space on the project site. A Massage Establishment Use may be conditionally permitted per Planning Code Section 303 and 719.

- b. **Retail Sales and Services Use within the Haight Street NCD Zoning District.** Section 719 of the Planning Code generally permits "retails sales and services use," on the first story, to encourage the neighborhood's character of commercial space at the ground story and residential units above.

The Project would allow a Retail Sales and Services use, which Massage Establishment is conditionally encompassed within, at the ground floor of a three-story mixed-use, residential-above-commercial building.

- c. **Hours of Operation.** Planning Code Section 719 states that the permitted hours of operation for a commercial use are 6:00am to 2:00am the following day, as defined by Planning Code Section 102.

The proposed hours of operation for Iyara Traditional Thai Massage are 11:00am to 8:00pm, daily.

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

through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 16 feet of frontage on Haight Street, with 75% devoted to the Massage Establishment's entrance or window space. The windows are and shall be clear, un-tinted, and unobstructed. There are no proposed changes to the exterior. Signs will be required to have a sign permit and comply with the requirements of Article 6 of the Planning Code.

- e. **Use Size.** Planning Code Section 719 principally permits non-residential uses up to 2,499 square feet. Uses 2,500 square feet or larger require Conditional Use Authorization.

The Project proposes a total use size of approximately 1,024 square feet, which is principally permitted.

- f. **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 project does not propose any signage at this time. If signage is to be proposed in the future, it shall be in accordance with Article 6 sign regulations and maintain the 75% storefront transparency requirement.

- 6. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

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

The size of the proposed use will remain as is, and is in keeping with other storefronts on the block-face. The proposed new Massage Establishment use will not affect traffic or parking in the District, as the business is expected to serve only a moderate number of customers, with sufficient off-street parking available. This will provide an additional service not currently offered within the district; thus, the mix of goods and services currently available in the District will not be adversely impacted, and it will contribute to the economic vitality of the neighborhood by occupying a vacant storefront.

- 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 height and bulk of the existing building will remain the same and the Project will not alter the existing appearance or character in the vicinity. The proposed work will not affect the building envelope.

- (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;

The Planning Code does not require off-street parking, although on-street parking is provided along the block face. It is unlikely that the use will generate significant vehicular trips citywide.

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

The proposed use will not generate significant noise, glare, dust, or odor.

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

The Project would not alter the site's landscaping, open space, or lighting. Windows shall be reviewed for compliance with Storefront Transparency, as outlined in the Planning Code. Any new signage would be reviewed for compliance with the Planning Code.

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is consistent with the stated purposes of the Haight Street NCD District in that the intended use is located at the ground floor and will provide a compatible convenience service for the immediately surrounding neighborhood during daytime hours.

7. **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. Currently, some of the five or six massage therapists who will staff the establishment 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. 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 is located on the ground floor of the subject building and is accessed from an existing recessed ground floor storefront on Haight Street. The 17-foot storefront is the full width of the subject ground floor commercial tenant space. Of this storefront, the door entry and windows cumulatively provide approximately 85% transparency to the subject building's active commercial street frontage use.

- (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, as is existing.

- (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 two large windows on either side of a recessed entry door on the ground floor. There are existing security grilles that are 75% open and six feet in height, that shall be used during nonoperational hours.

- 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 along the northern and southern sides of Haight, which provides adequate pedestrian-oriented lighting to the subject building. In addition, the project site and immediately surrounding sidewalk area is illuminated by the existing ground floor tenant spaces adjacent to the subject commercial tenant space (restaurants and jewelers).

- 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.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed Massage Establishment use would provide a service to the neighborhood and will provide resident employment opportunities to those in the community. The Conditions of Approval will ensure that the use meets minimum, reasonable performance standards. Further, the Project Site is located within the Haight Street NCD Zoning District that is part of a heavily trafficked area and is thus consistent with activities allowed in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will allow the establishment of a new Massage Establishment commercial use into a vacant storefront, retaining an existing commercial business and maintaining a diverse economic base.

OBJECTIVE 3:

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

Policy 3.4:

Assist newly emerging economic activities.

The Project will allow the establishment of a new Massage Establishment use that would employ six new employees, which 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.

Policy 6.3:

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

The Project will promote the District to achieve optimal diversity in the types of goods and services available in the neighborhood, provided there is currently no other Massage Establishment within the Haight Street NCD District. The Project will provide the neighborhood with a Massage Establishment service that specializes in Traditional Thai massages.

9. **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 Project is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses, and would provide future opportunities for resident employment. The Project would retain the current mix of neighborhood-serving commercial uses by providing a new Massage Establishment use. The Project will continue to provide desirable services and will continue to provide employment opportunities to those in the community.

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

The Project is not anticipated to adversely affect the character or diversity of the neighborhood. There are no changes proposed to the façade, building exterior, or residential areas above.

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

The Project would not have any adverse effect on the City's supply of affordable housing.

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

The Project Site is well-served by nearby public transportation options. The Project is located along a Muni bus line (33-Ashbury), and is within walking distance of numerous others (37--Corbette, 43-Masonic, 6-Haight/Parnassus, and 7-Haight/Noriega). The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests through on-street parking.

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

The Project will not displace or adversely affect any service sector or industrial businesses as the Project will occupy an existing vacant commercial space.

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

The Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The Project is located within the Eligible Haight Ashbury Historic, and as such, is a Category A Historic Resource Building. However, the project proposes no exterior alterations and only minimal interior tenant improvements which will not adversely impact the City's stock of such buildings.

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

The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.

10. 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.

11. The Commission hereby finds that approval of the Conditional Use 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. 2018-014905CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated August 23, 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 May 16, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a new Massage Establishment use (d.b.a. **Iyara Traditional Thai Massage**) located at 1711 Haight Street, Block 1248, Lot 001, pursuant to Planning Code Sections **719 and 303** within the **Haight Street Neighborhood Commercial** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **August 23, 2018**, and stamped "EXHIBIT B" included in the docket for Case No. **2018-014905CUA** and subject to conditions of approval reviewed and approved by the Commission on **May 16, 2019** under **Motion No. #####**. 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 **May 16, 2019** under **Motion No. #####**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN

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

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

OPERATION

6. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space 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, www.sfdpw.org.

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 the 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 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.

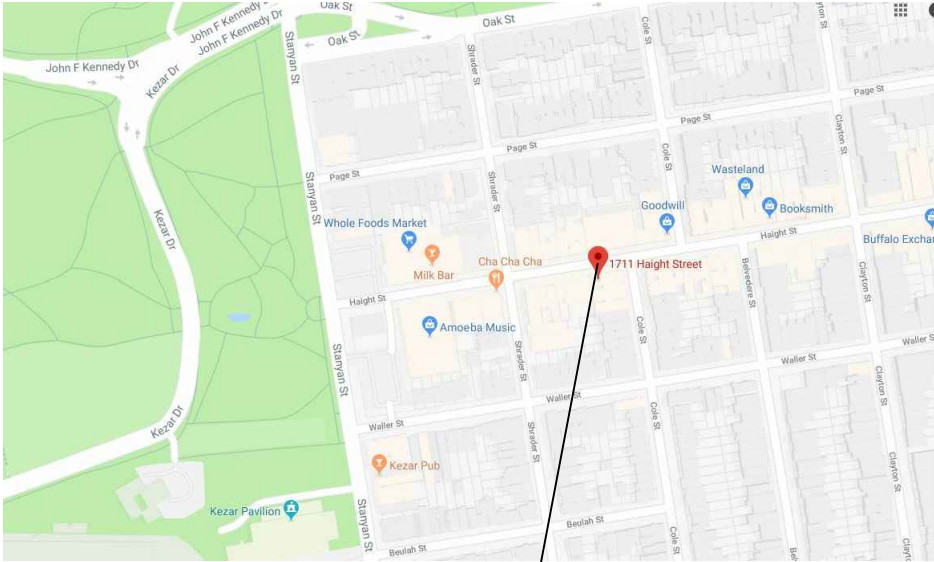
9. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions 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.

EXHIBIT B

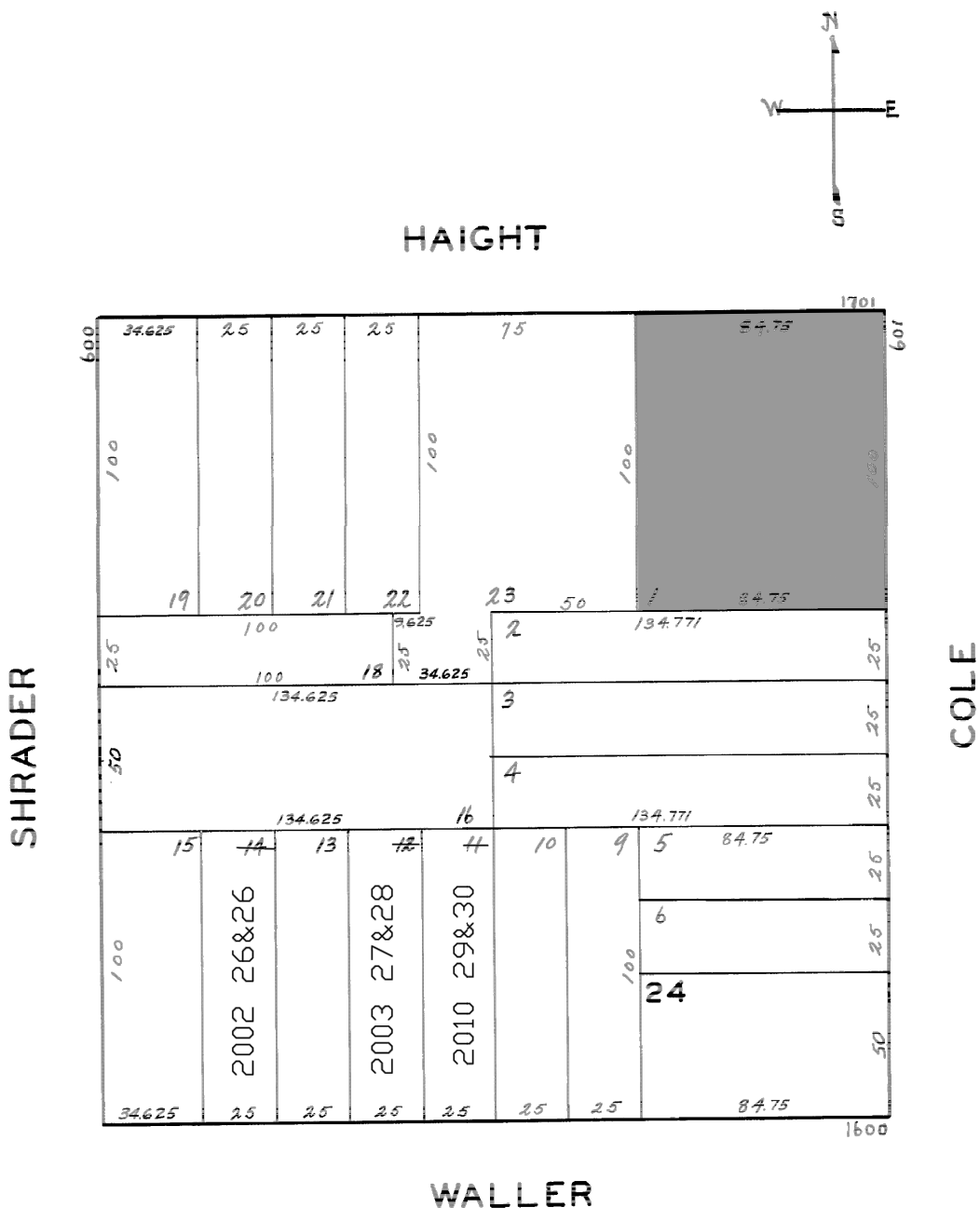
PLANS

VICINITY MAP



PROJECT LOCATION

TRACK MAP



1646-1648 WALLER ST.				1638-1640 Waller St.			
A CONDOMINIUM				A CONDOMINIUM			
LOT	UNIT	% COMM. AREA		LOT	UNIT	% COMM. AREA	
25	1646	47.00		27	1638	53.6	
26	1648	53.00		28	1640	46.4	

SCOPE OF WORK

- INTERIOR TENANT IMPROVEMENT OF 1028 SF RETAIL
- NO CHANGE TO EXTERIOR ENVELOPE
- NO CHANGE TO CEILING, HVAC, AND PLUMBING

PROJECT DATA

ADDRESS: 1711 HAIGHT STREET
SAN FRANCISCO, CA 94117
BLOCK/LOT: 128/001
NEIGHBORHOOD: HAIGHT ASHBURY
ZONING: NCD - HAIGHT STREET
NEIGHBORHOOD COMMERCIAL
HIEGHT&BULK: 40-X
YEAR BUILT: 1907
BUILDING AREA: 23,325 SF
PARCEL AREA: 8,475 SF

APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING CODE

GENERAL NOTES

- COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
- REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE OWNER FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO OWNER FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
- OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION
- MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
- PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
- MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
- PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.
- COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.
- UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4 INCH, UNLESS OTHERWISE NOTED.

PROJECT TEAM:

OWNER:
CALE LACKEY
PHS/MWA AVIATION SERVICES
42355 RIO NEDO
TEMECULA, CA 92590
(951) 746-7723
CALE.LACKEY@PHSMWA.COM

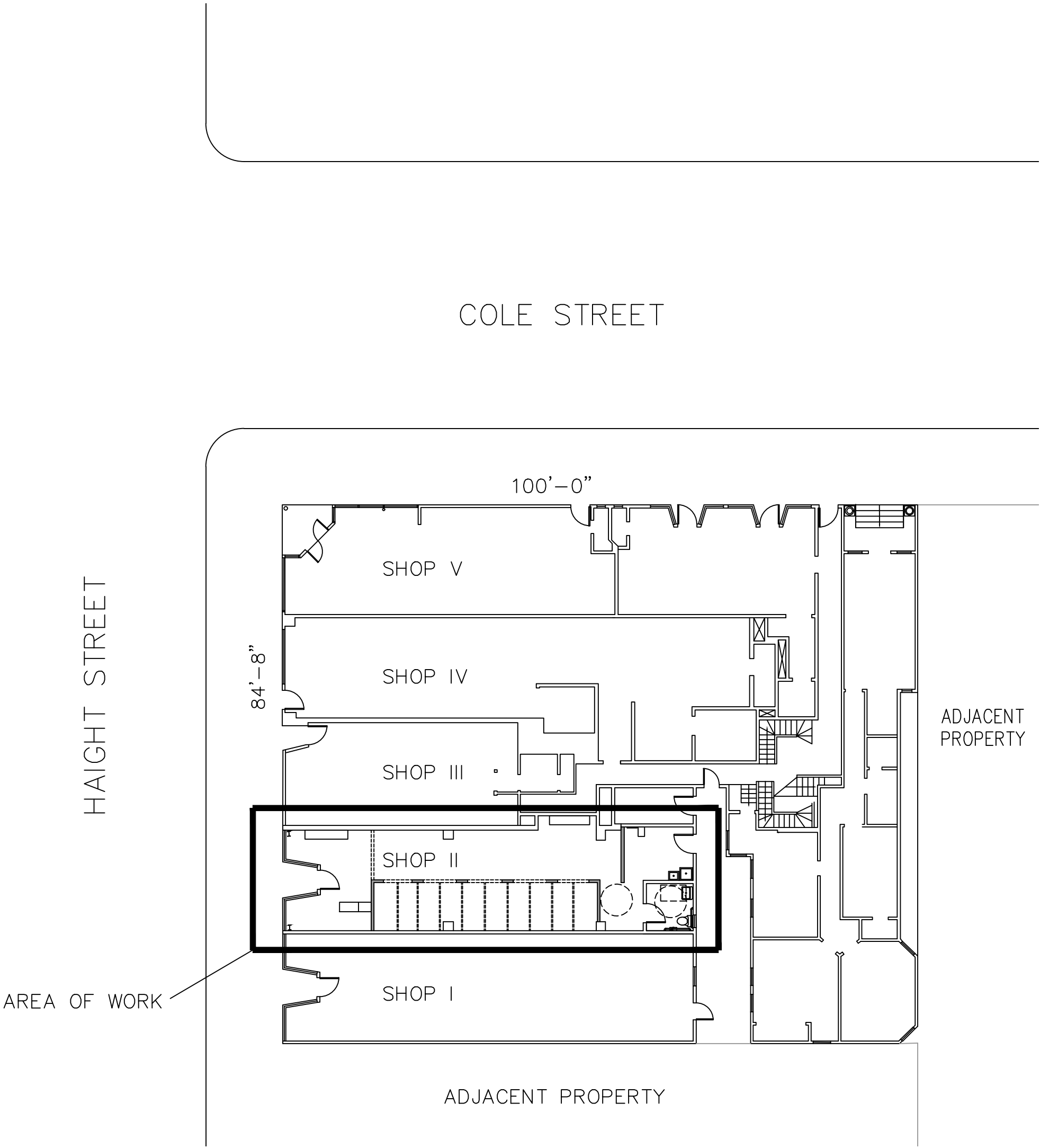
STRUCTURAL ENGINEER:
JIWANJIT SINGH PALAHA
C49533
20529 E. RANCHO SAN JOSE DR.
COVINA, CA 91724
(626) 524-1331
JPALAHA@GMAIL.COM



PROJECT LOCATION

1 EXISTING EXTERIOR FACADE (NO CHANGE)

SCALE: N.T.S.




2 SITE PLAN

1" = 40'

INDEX

- A0 PROJECT DATA AND SITE PLAN
- A0.1 DA CHECK LIST
- A1 EXISTING AND PROPOSED FLOOR PLAN
- A1.1 EXTERIOR ELEVATION
- A2 DETAILS

REV.	DATE


SIMPLY BY DESIGN
781 Lander Circle
Claremont, CA 91711
(626) 272-8537
Simplybdesign@gmail.com



IYARA THAI MESSAGE TENANT IMPROVEMENT (BLOCK 1248 LOT 001)

1711 Haight Street
San Francisco, CA 94117

DRAWN
TONY CHOTIBHONGS
CHECKED
DATE
AUGUST 23, 2018
SCALE
AS NOTED
JOB NO.
18-13
SHEET
A0
OF SHEETS

D.A. CHECKLIST (p. 1 of 2):

The address of the project is 1711 HAIGHT STREET

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

1. The proposed use of the project is RETAIL – THAI TRADITIONAL MASSAGE (e.g. Retail, Office, Restaurant, etc.)

2. Describe the area of remodel, including which floor: GROUND FLOOR RETAIL

3. The construction cost of this project excluding disabled access upgrades is \$ 30,000, which is (check one) more than / less than the Accessibility Threshold amount of \$126,764.66 based on the "2009 ENR Construction Cost Index" (The cost index & threshold are updated annually).

4. Is this a City project and/or does it receive public funding? Check one: Yes / No Note: If Yes, then see Step 3 on the Instructions page for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through G below carefully and check the most applicable box (one box only):

- A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.
- B: All existing conditions serving the area of remodel that do not fully comply with access requirements will be fully upgraded with this project.

C: Proposed project (check one) is less than the threshold / is over the threshold & falls under CBC 1134B.2.1 Ex. 2 ; Partial upgrades, including Equivalent Facilitation will be provided up to 20% of the project value as itemized on Form C. Priority of upgrades are to be, considered in the order listed on p. 2 of the D.A. Checklist. Fill out Hardship request form(s) for non-fully complying items, including for Equivalent Facilitation items. Checking box C means there are still non-complying items serving the area of remodel.

D: Access features will either fully comply or be provided with Code defined Equivalent Facilitation. Submit an Unreasonable Hardship Request (UHR) for the Equivalent Facilitation items.

E: Hardship appeal to be filed with Access Appeals Commission (AAC). Note: Plan check of items not under AAC consideration will continue while resolution of AAC decision is sought.

F: Consisting only of Barrier Removal, Notice of Accessibility Violation (NOV) Compliance or Exempted Work; Fill out Form F.

G: Minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previous approved permit application here: Description of revision:

D.A. CHECKLIST (p. 2 of 2):

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

Note: upgrades below are listed in priority based on CBC 1134B.2.1 Ex1	Existing Fully Complying	Upgrade to Full Compliance	Partial Upgrade / Hardship	Equivalent Facilitation/ Hardship	Hardship	None existing & not req'd by Code	Access Appeals Commis-sion	Barrier Removal/ NOV	Location of detail(s)-include detail no. & drawing sheet (do not leave this part blank). Also clarification comments can be written here.
1. One accessible entrance serving the area of remodel. Note: This should be a primary entrance. Add'l upgrade may be required if it is not.									
2. An accessible route to the area of remodel									
2a. path of travel									
2b. ramps									
2c. elevator									
2d. stairs (if no elevator)									
2f. other:									
3. At least one accessible restroom for each sex serving the area of remodel.									
4. Accessible public pay phone.									
5. Accessible drinking fountains (hi-low).									
6. Signage.									
7. Visual Alarm.									
8. Others:									
Parking									
path from parking area									
Shower									

If details are provided from a set of City approved reference drawings, provide its permit application number here: DACHecklist 2009

Form C: DISABLED ACCESS 20% RULE

This form is only required when box "C" is checked off on the D.A. Checklist and is for providing an itemized list of the estimated costs for the expenditures used for disabled access upgrades for this project. Reproduce this form along with the D.A. Checklist and the Unreasonable Hardship Request form(s) on the plans.

Based on CBC 1134B.2.1, Exception 1, only projects with a construction cost less than the valuation threshold (current ENR Construction Cost Index Amount) are eligible for the 20% rule, where the project must provide disabled access upgrades up to 20% of the cost of construction in the required priority as listed on p. 2 of the D.A. Checklist. In general, projects valued over the threshold are not eligible for the 20% rule (see CBC 1134.2.1 Exception 2 for a possible exception).

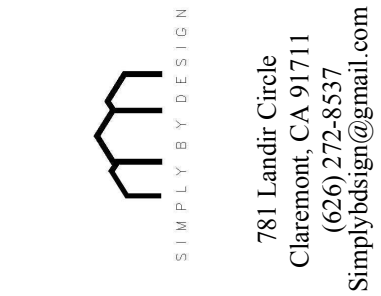
CBC 1134B.2.1 Exception 2 (abbreviated): In alteration projects involving buildings & facilities previously approved & built without elevators, areas above & below the ground floor are subject to the 20% disproportionality provisions described in Exception 1, even if the value of the project exceeds the valuation threshold in Exception 1. Refer to the Code for the types of buildings & facilities that qualifies for this 20% disproportionality provisions when project valuation is over the threshold.

	Contractor's Estimated Cost	DBI Revised Cost
A) Cost of Construction: (Excluding accessibility upgrade)	\$	\$
B) 20% of A) :	\$	\$

List the Upgrade Expenditures and their respective construction cost below:

1.	\$	\$
2.	\$	\$
3.	\$	\$
4.	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
8.	\$	\$
9.	\$	\$

Total Upgrade Expenditures	\$	\$
Must approximately equal to Line B		

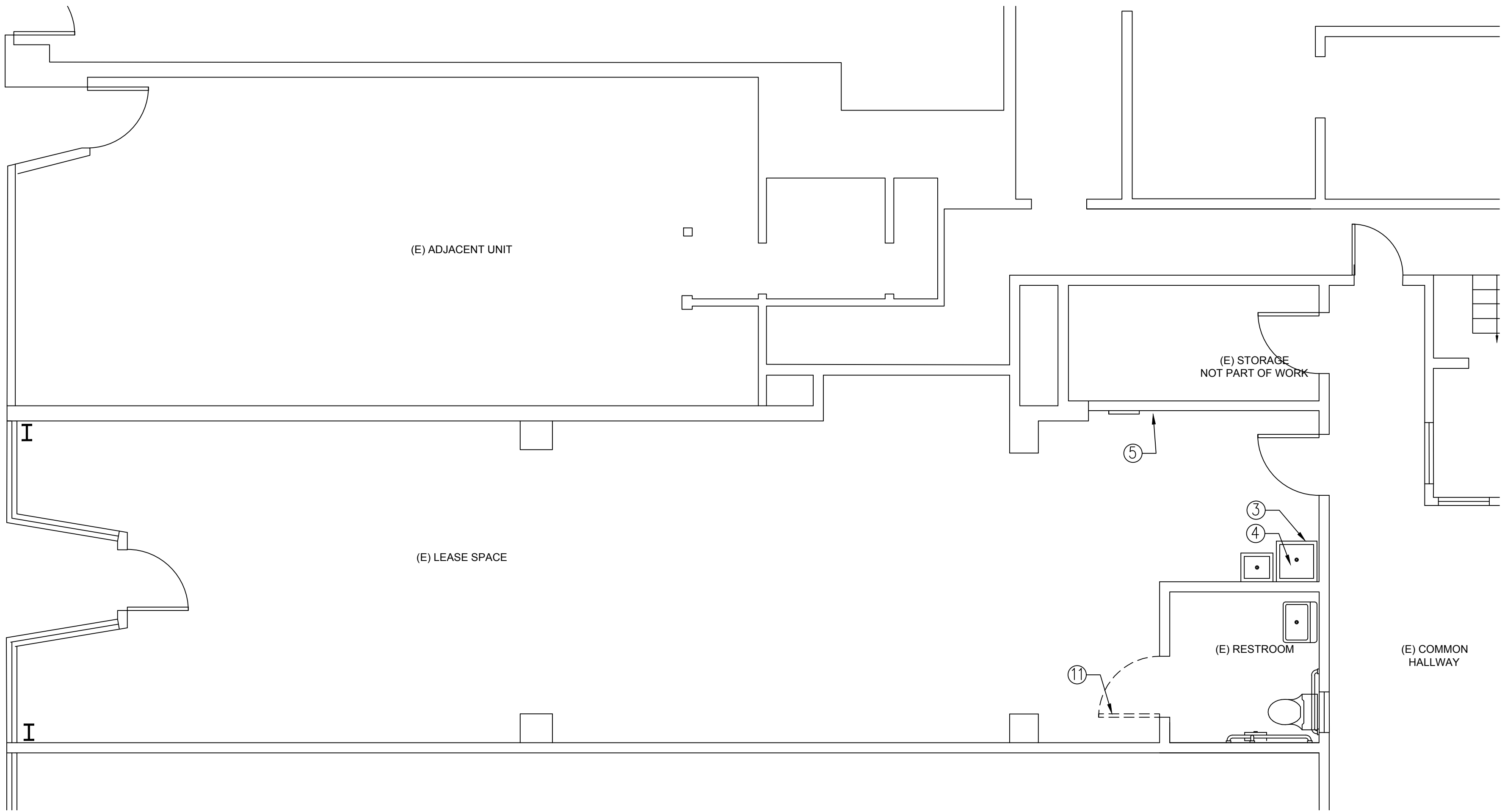


IYARA THAI MASSAGE TENANT IMPROVEMENT (BLOCK 1248 LOT 001)

1711 Haight Street
San Francisco, CA 94117

DRAWN TONY CHOTIBHONGS
CHECKED
DATE AUGUST 23, 2018
SCALE AS NOTED
JOB NO. 18-13
SHEET

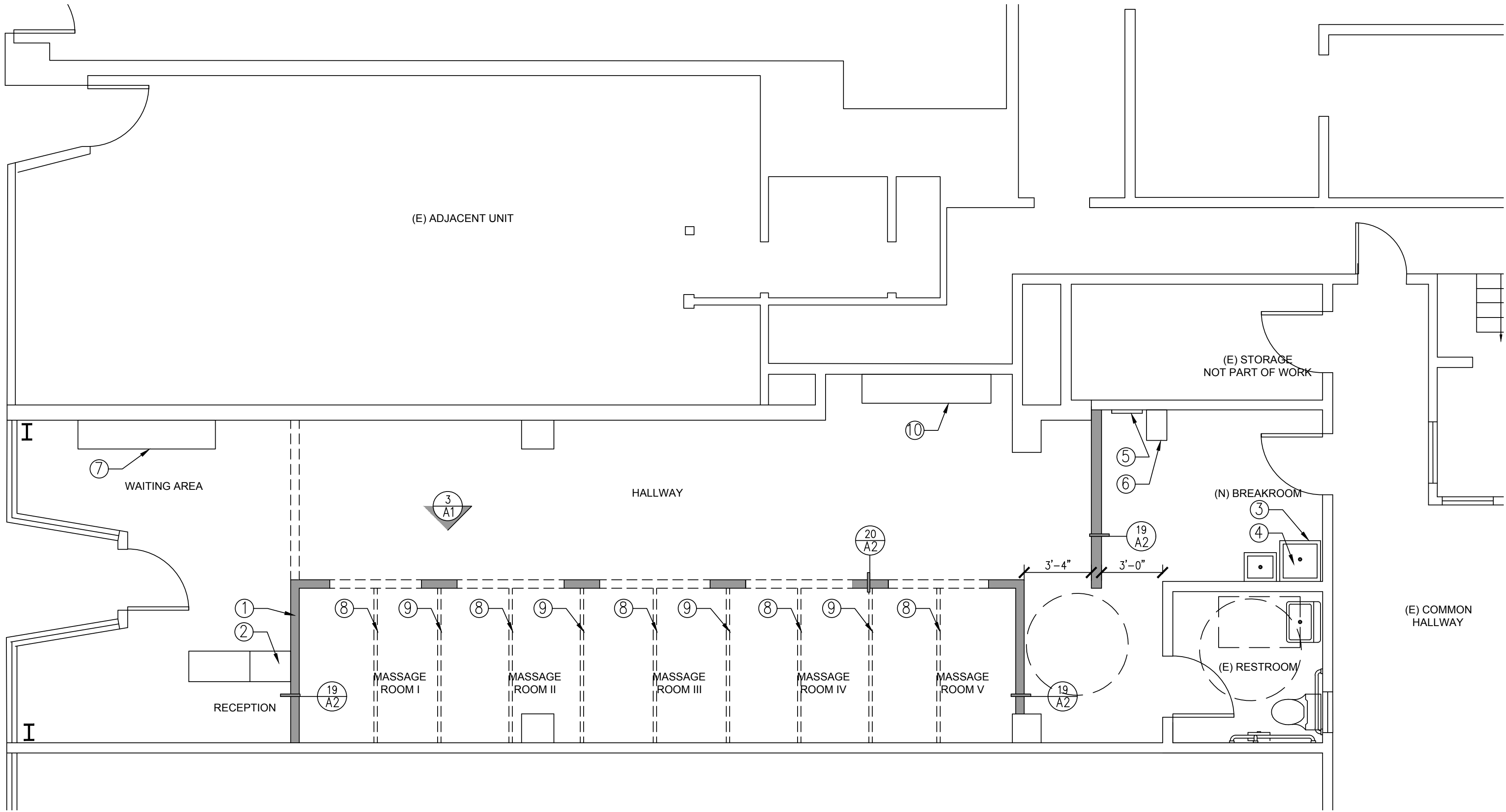
A0.1
OF SHEETS



1

EXISTING PLAN

1/4"=1'-0"



2

PROPOSED PLAN

1/4"=1'-0"

LEGEND

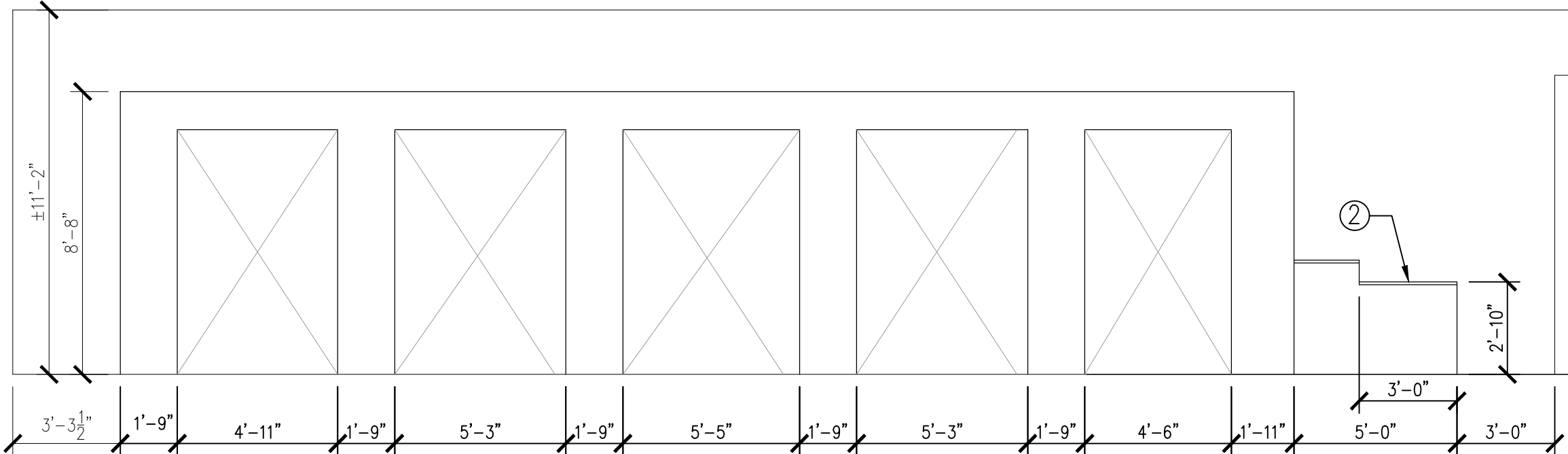
- EXISTING WALL TO REMAIN
- NEW WALL

KEYNOTES

- (N) PARTITION WALL
- (N) RECEPTION AREA WITH ADA COUNTER
- (E) MOB SINK TO REMAIN
- (E) HANDSINK TO REMAIN
- (E) ELECTRICAL PANEL TO REMAIN
- (N) LOCKER
- (N) BENCH
- (N) MASSAGE POLE
- (N) CURTAIN POLE
- (N) LAUNDRY SHELF
- ROTATE THE DOOR OPENING & ADD SELF-CLOSING LATCH

FINISH SCHEDULE

ROOM	FLOOR	COVE BASE 3/8" RADIUS	WALL	CEILING
MASSAGE	(E) SEALED SMOOTH CONCRETE	4" WOOD BASE	(E) GYP. BD. SMOOTH PAINT	(E) DROP CEILING
	DURAAMEN PEDURE BE58 EXPOXY SEAL OR EQUAL			
RESTROOM	(E) TILE	4" TILE BASE	(E) TILE WAINSCOT & GYP.	(E) DROP CEILING

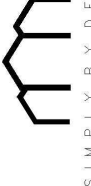


3


INTERIOR ELEVATION

1/4"=1'-0"

REV.	DATE



781 Landir Circle
Claremont, CA 91711
(626) 272-8857
SimpleBuildings@gmail.com



YARA THAI MASSAGE TENANT IMPROVEMENT (BLOCK 1248 LOT 001)

1711 Haight Street
San Francisco, CA 94117

DRAWN TONY CHOTIBHONGS
CHECKED
DATE AUGUST 23, 2018
SCALE AS NOTED
JOB NO. 18-13
SHEET A1
OF SHEETS

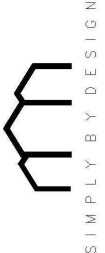


1 EXTERIOR ELEVATION (NO CHANGE)
1/4"=1'-0"


NOTES

NO CHANGES WILL BE MADE TO THE FRONT FAÇADE; THAT IF SIGNAGE IS TO BE USED, IT WILL BE FILED UNDER A SEPARATE SIGN PERMIT AND/OR ADHERE TO OUR SIGNAGE REGULATIONS OUTLINED IN PLANNING CODE ARTICLE 6 (WHICH MAY INCLUDE WINDOW APPLIQUES, SO LONG AS TRANSPARENCY REQUIREMENTS ARE STILL MET); AND THAT THE WINDOW TRANSPARENCY REQUIREMENTS WILL BE MET.

REV.	DATE



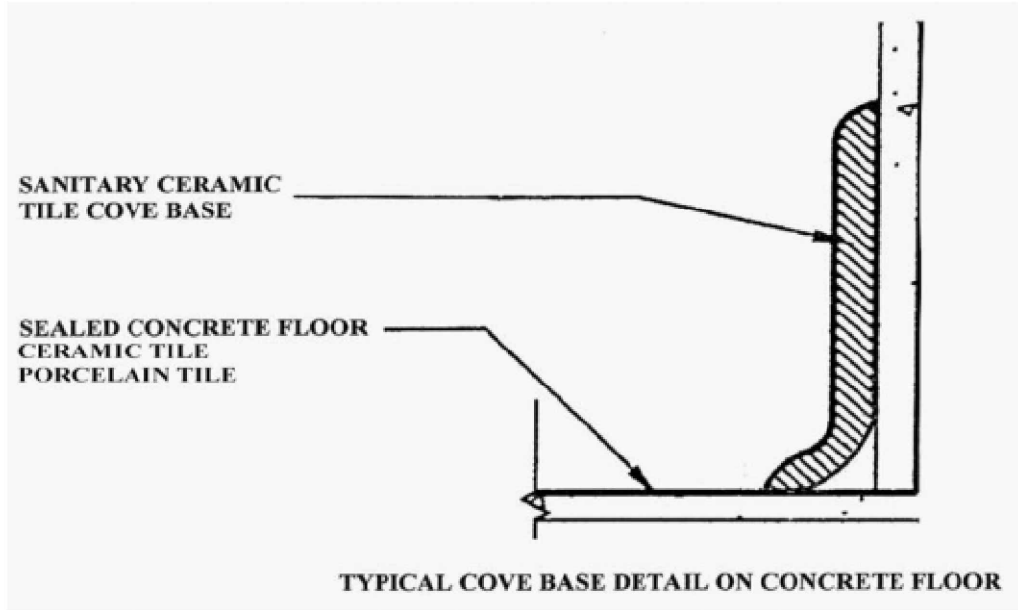
781 Landri Circle
Claremont, CA 91711
(626) 272-8837
SimpleDesign@gmail.com



1711 Haight Street
San Francisco, CA 94117

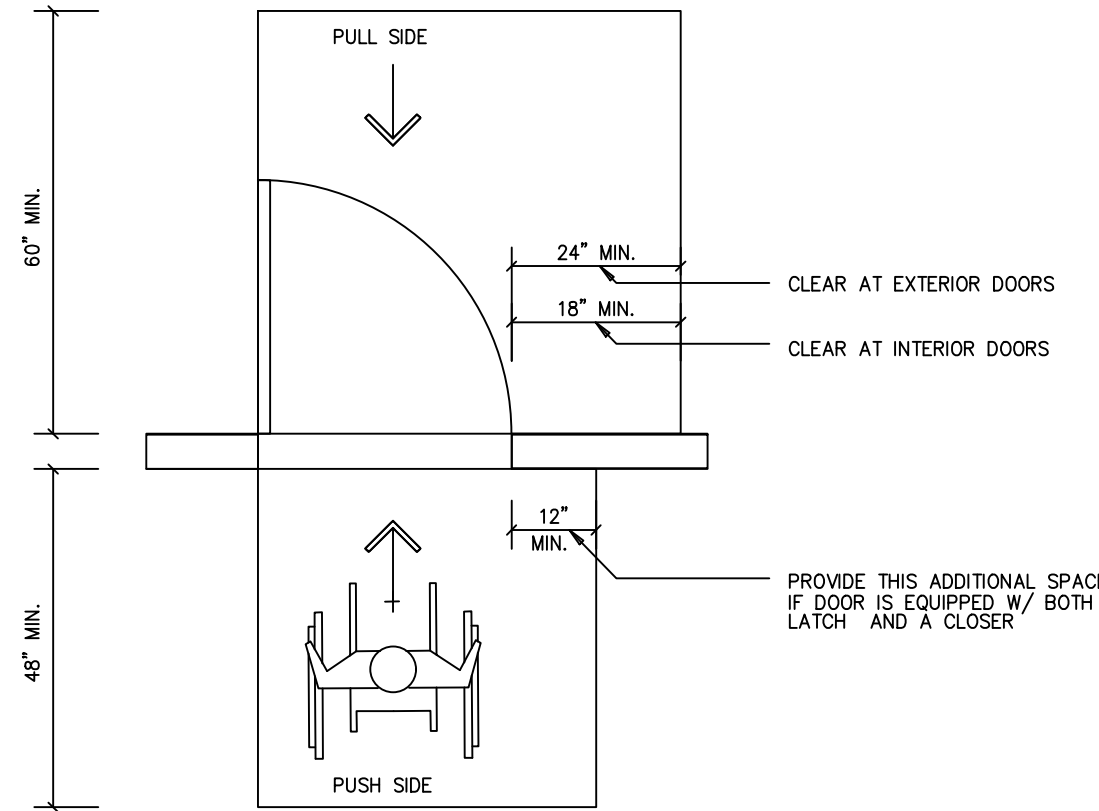
YARA THAI MASSAGE TENANT IMPROVEMENT (BLOCK 1248 LOT 001)

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OF SHEETS



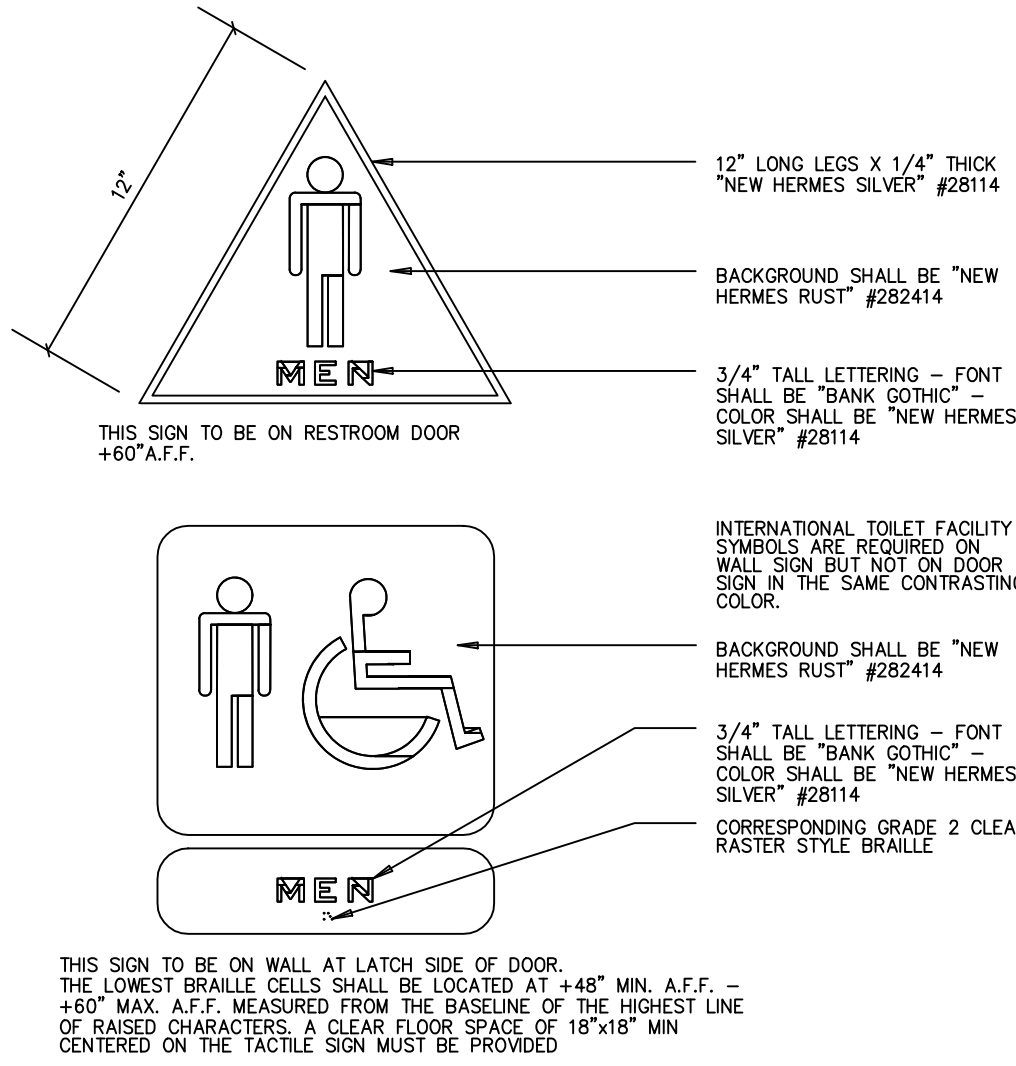
COVE BASE DETAIL

SCALE: N.T.S.



FRONT APPROACH

13

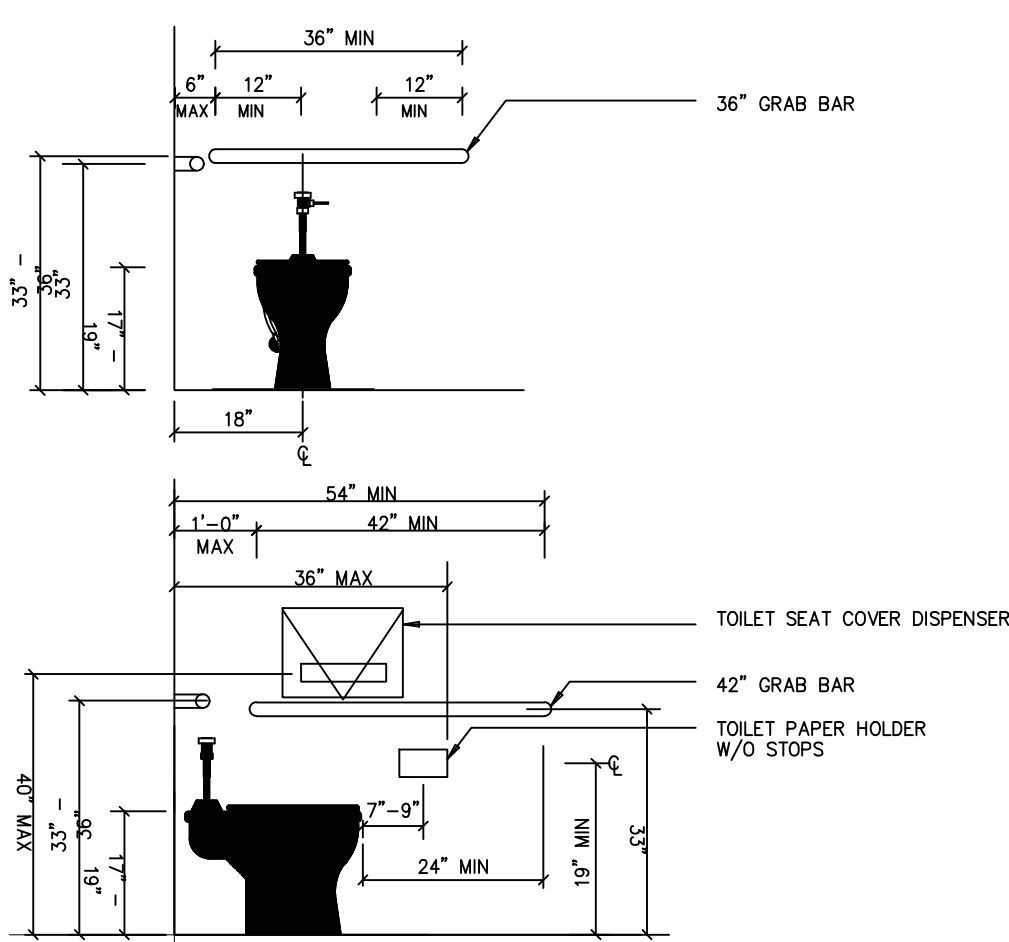


RESTROOM SIGNAGE DETAIL

Scale N.T.S.

FRONT APPROACH

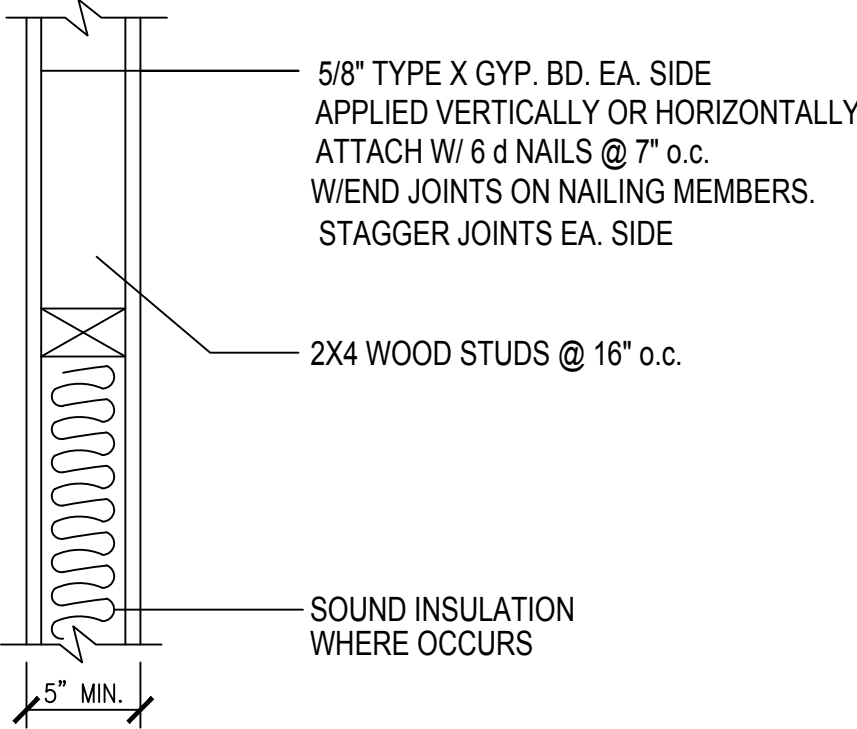
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FLR. MOUNTED WATER CLOSET

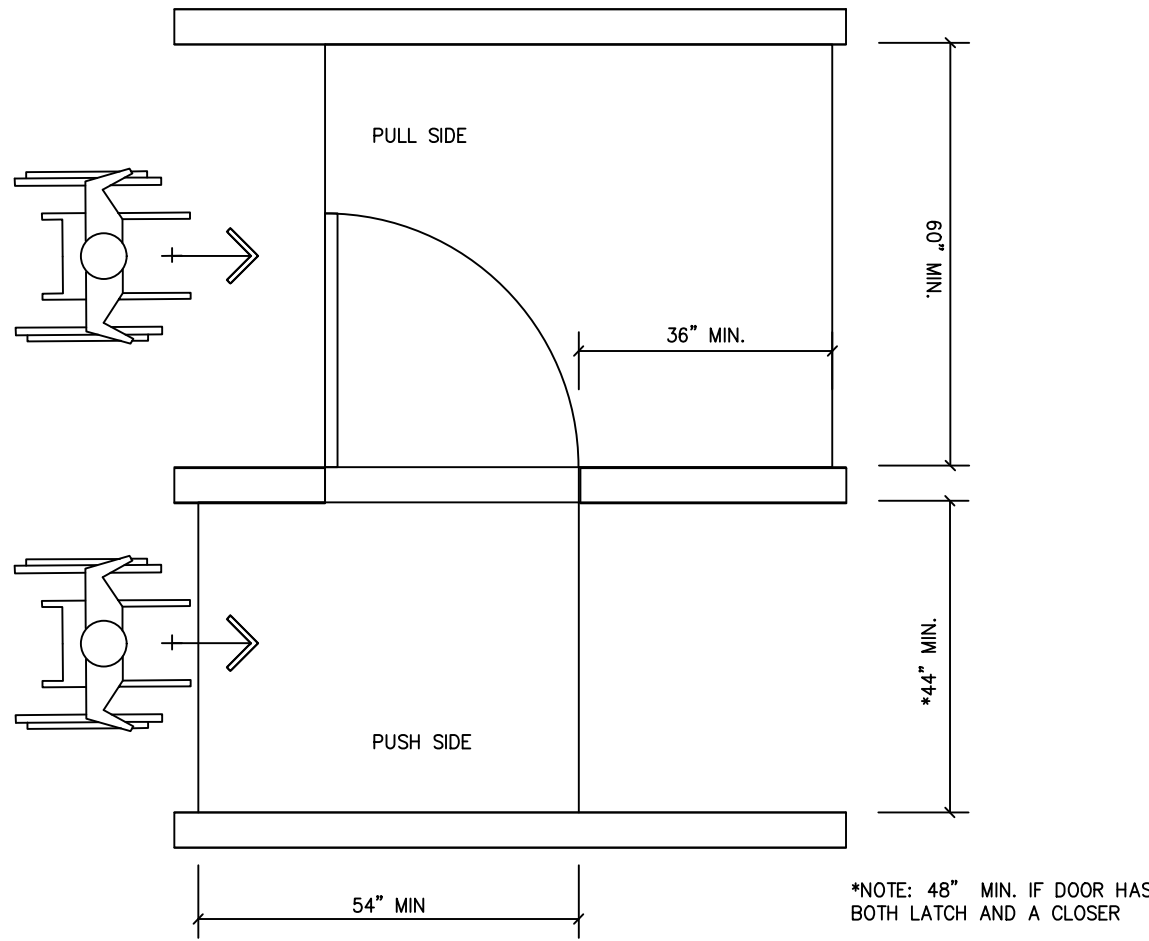
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01



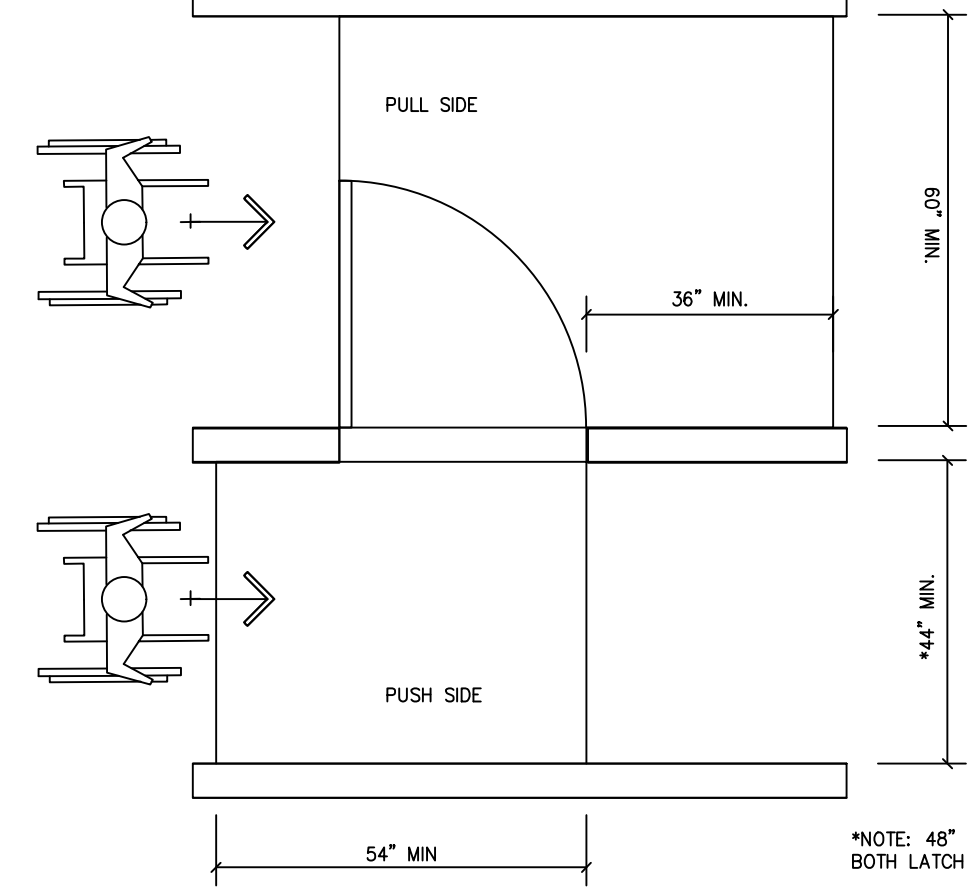
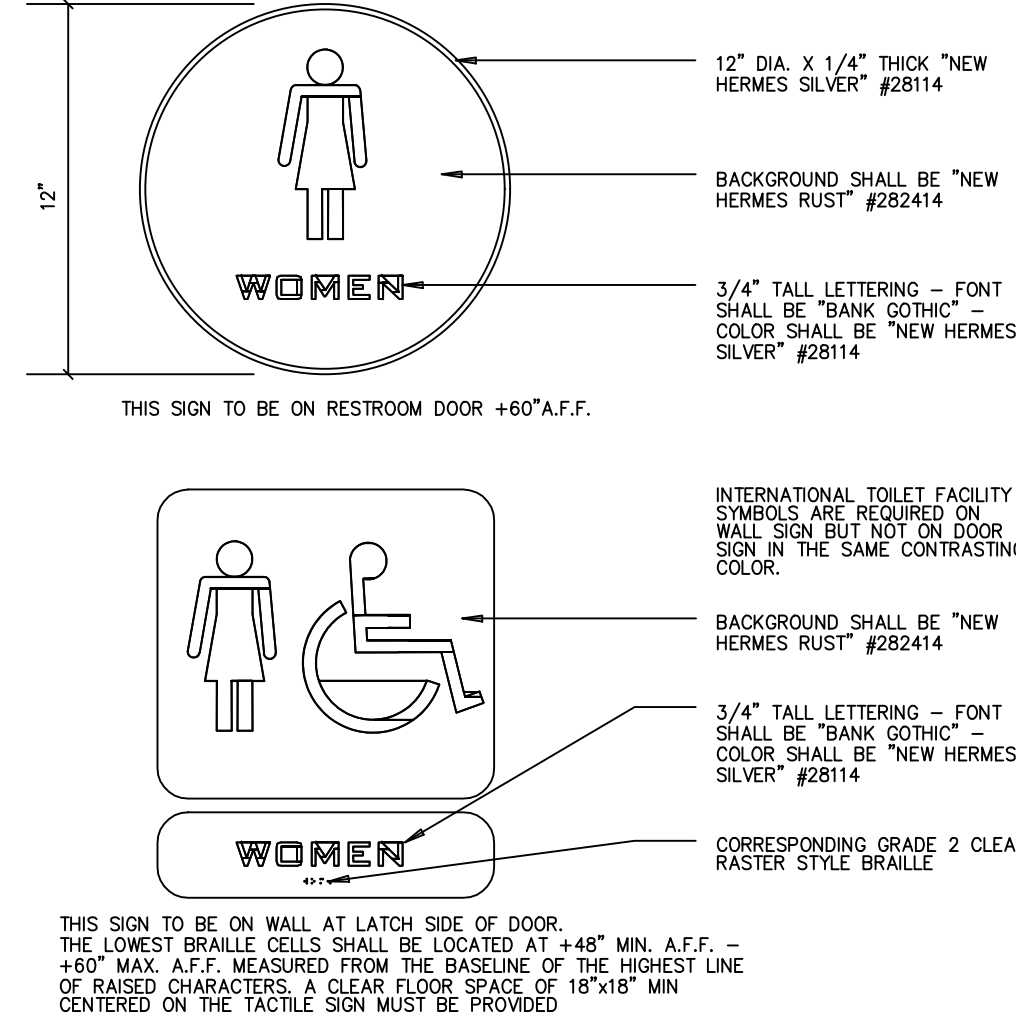
WALL DETAIL

SCALE: N.T.S.



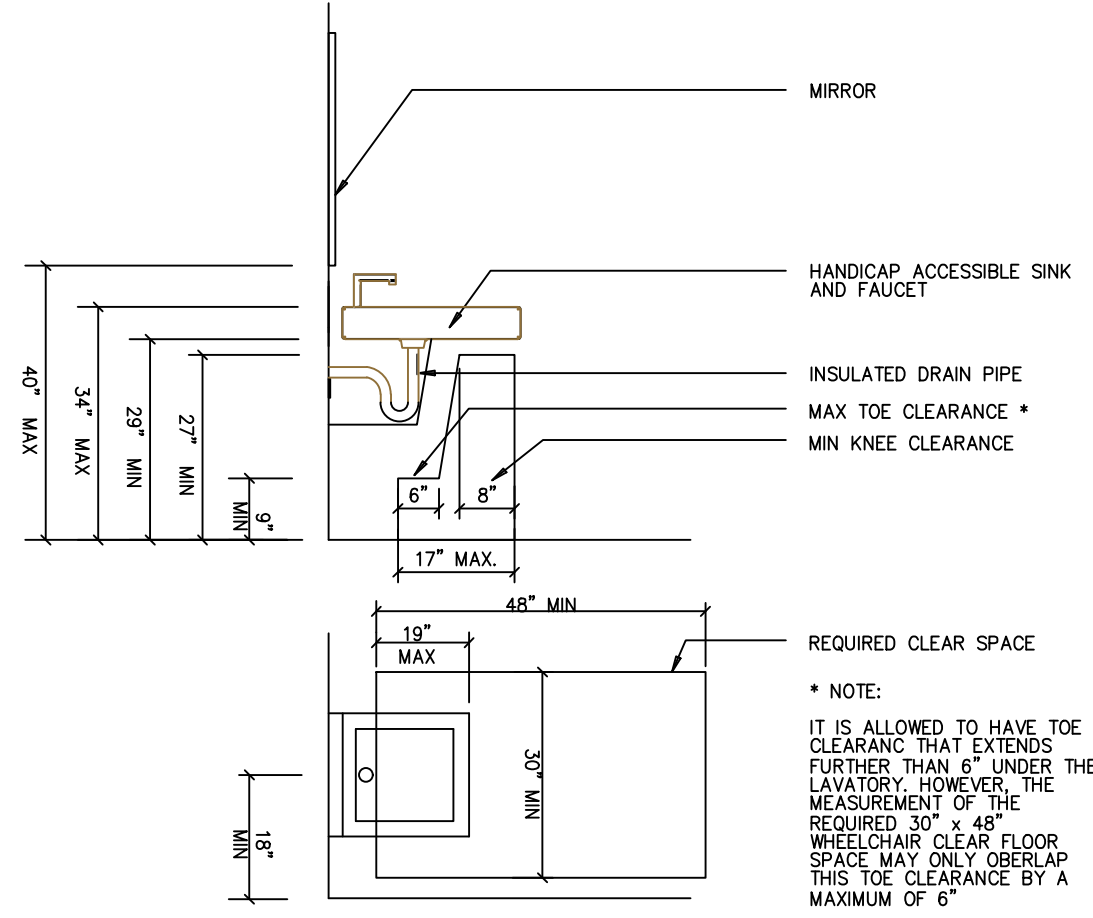
HINGE APPROACH

14



HINGE APPROACH

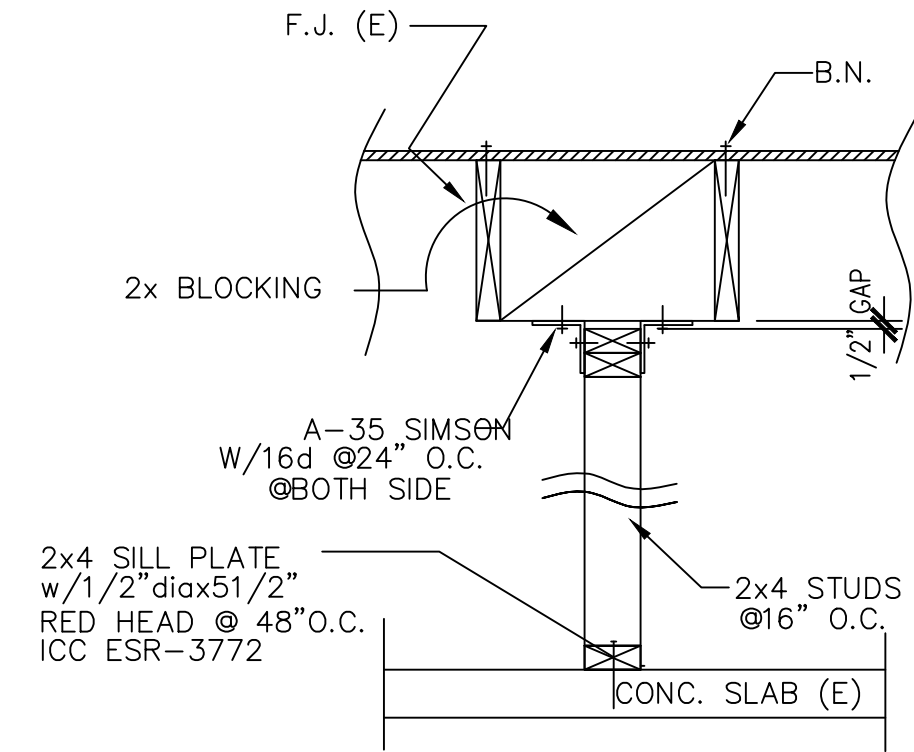
Scale N.T.S.



LAVATORIES

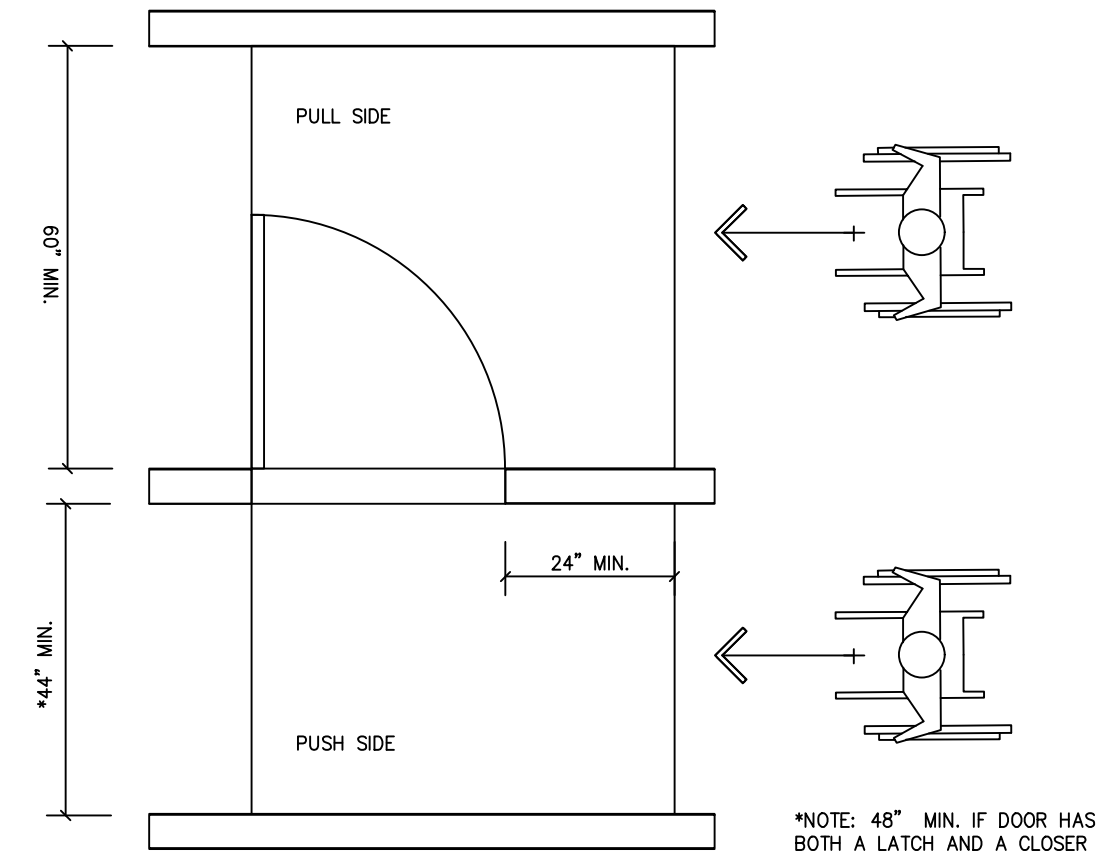
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02



NON BEARING WALL CONNECTION

SCALE: N.T.S.

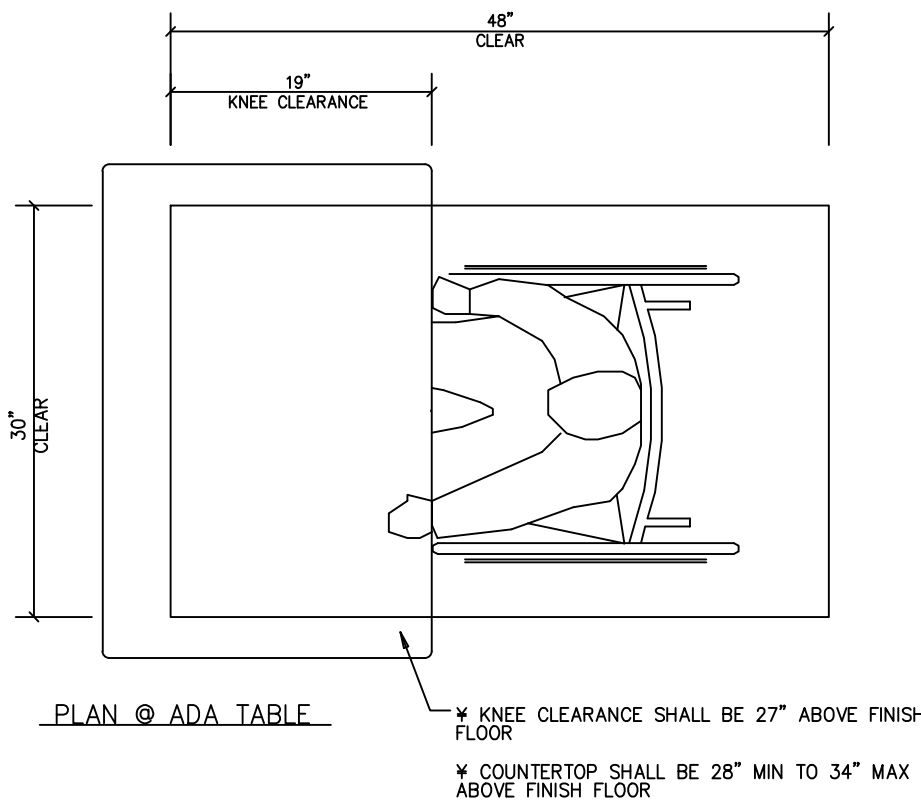


LATCH APPROACH

SCALE: N.T.S.

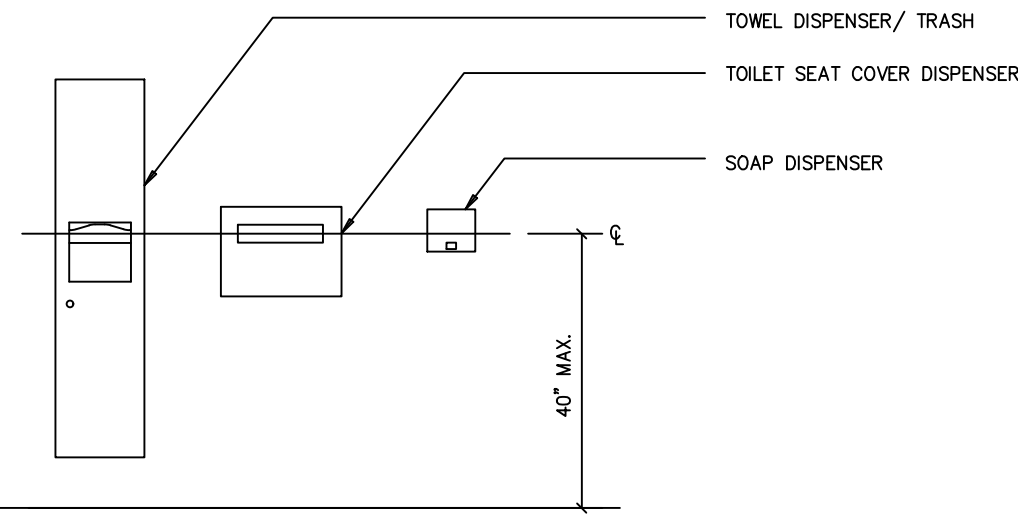
ADA TABLE PLAN

SCALE: N.T.S.



TOILET ROOM ACCESSORIES

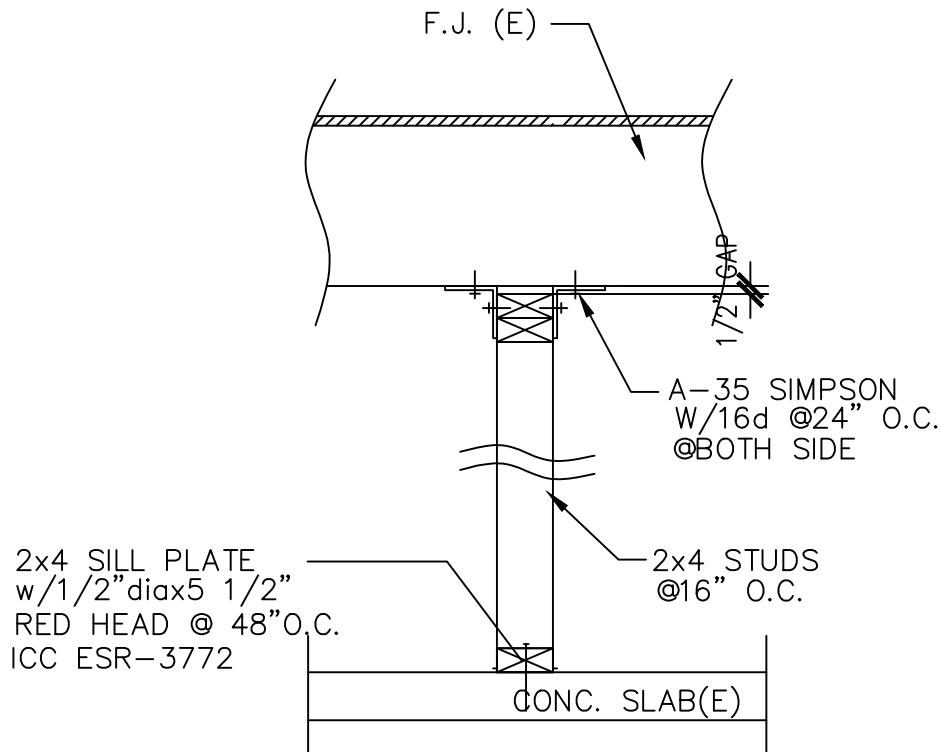
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LATCH APPROACH

SCALE: N.T.S.

03

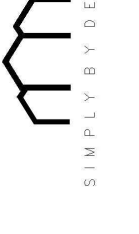


NON BEARING WALL CONNECTION

SCALE: N.T.S.

20

REV.	DATE



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Claremont, CA 91711
(626) 272-8857
SimplexDesign@gmail.com



IYARA THAI MESSAGE TENANT IMPROVEMENT (BLOCK 1248 LOT 001)

1711 Haight Street
San Francisco, CA 94117

DRAWN TONY CHOTIBHONGS
CHECKED
DATE AUGUST 23, 2018
SCALE AS NOTED
JOB NO. 18-13
SHEET

A2
OF SHEETS

EXHIBIT C

ENVIRONMENTAL DETERMINATION



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1711 Haight Street - Iyara Traditional Thai Massage		1248001
Case No.		Permit No.
2018-014905PRJ		201810123052
<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. Change of Use to convert a vacant commercial use space into a massage establishment use.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<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 ____

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"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input 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 checked="" 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): No exterior work proposed; only interior T.I. to add partition walls between massage areas/rooms.
<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 dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" 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): No exterior work proposed; only interior T.I. to add partition walls between massage areas/rooms.	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. 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 STOP! Must file an <i>Environmental Evaluation Application</i>.	
<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: Building Permit <hr/> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Katherine Wilborn 04/22/2019
	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)
1711 Haight Street - Iyara Traditional Thai Massage		1248/001
Case No.	Previous Building Permit No.	New Building Permit No.
2018-014905PRJ	201810123052	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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 checked="" 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:
Katherine Wilborn	4/22/2019

EXHIBIT D

LAND USE MAPS



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1711 HAIGHT ST
RECORD NO.: 2018-014905CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

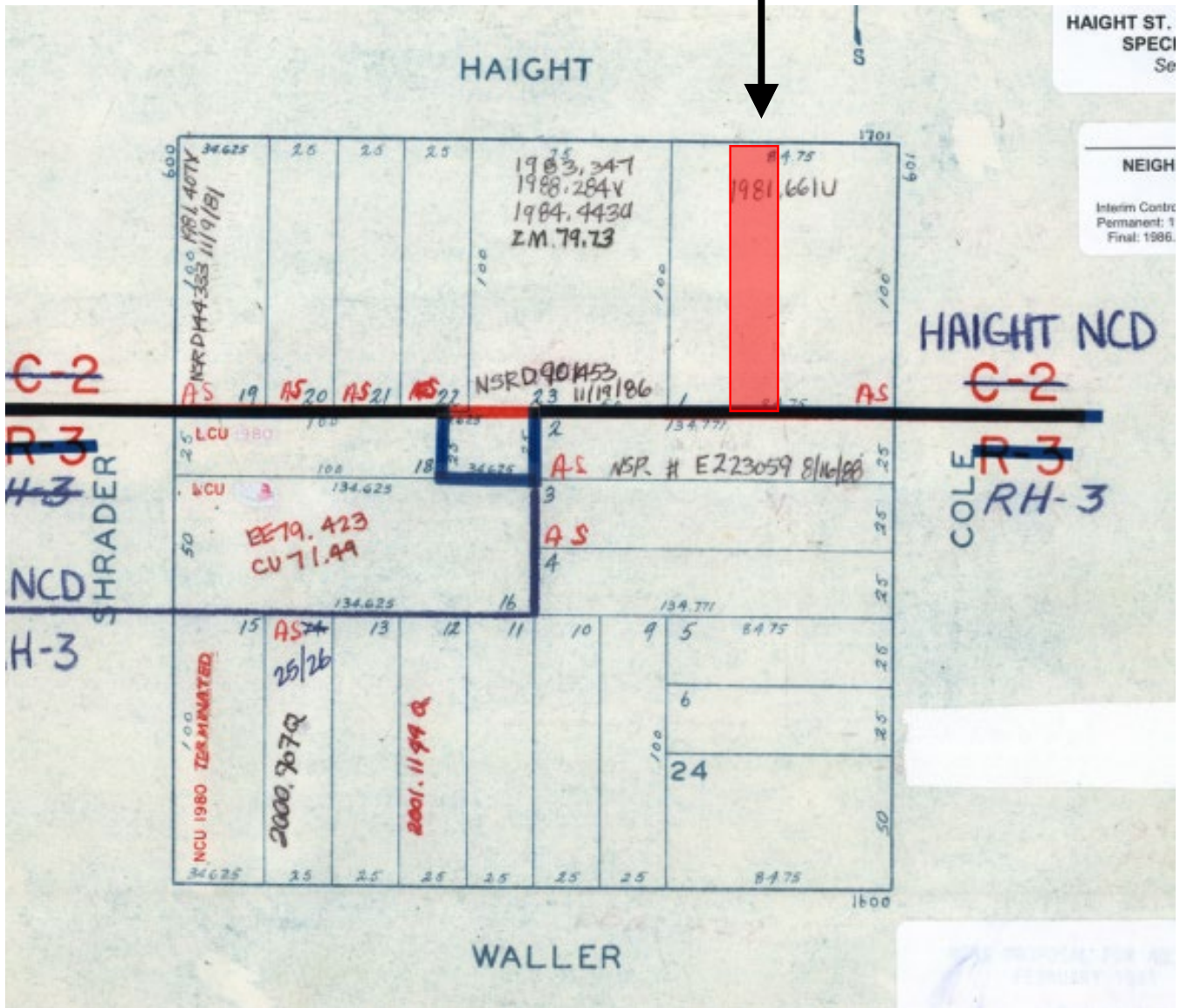
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	-	-	-
Residential GSF	-	-	-
Retail/Commercial GSF	1,024	No Change	0
Office GSF	-	-	-
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	-	-	-
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space	-	-	-
Public Open Space	-	-	-
Other	-	-	-
TOTAL GSF	1,024	1,024	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	-	-	-
Dwelling Units - Market Rate	-	-	-
Dwelling Units - Total	-	-	-
Hotel Rooms	-	-	-
Number of Buildings	1	No Change	0
Number of Stories	3	No Change	0
Parking Spaces	-	-	-
Loading Spaces	-	-	-
Bicycle Spaces	-	-	-
Car Share Spaces	-	-	-
Other	-	-	-

EXHIBIT E

MAPS AND CONTEXT PHOTOS

Parcel Map

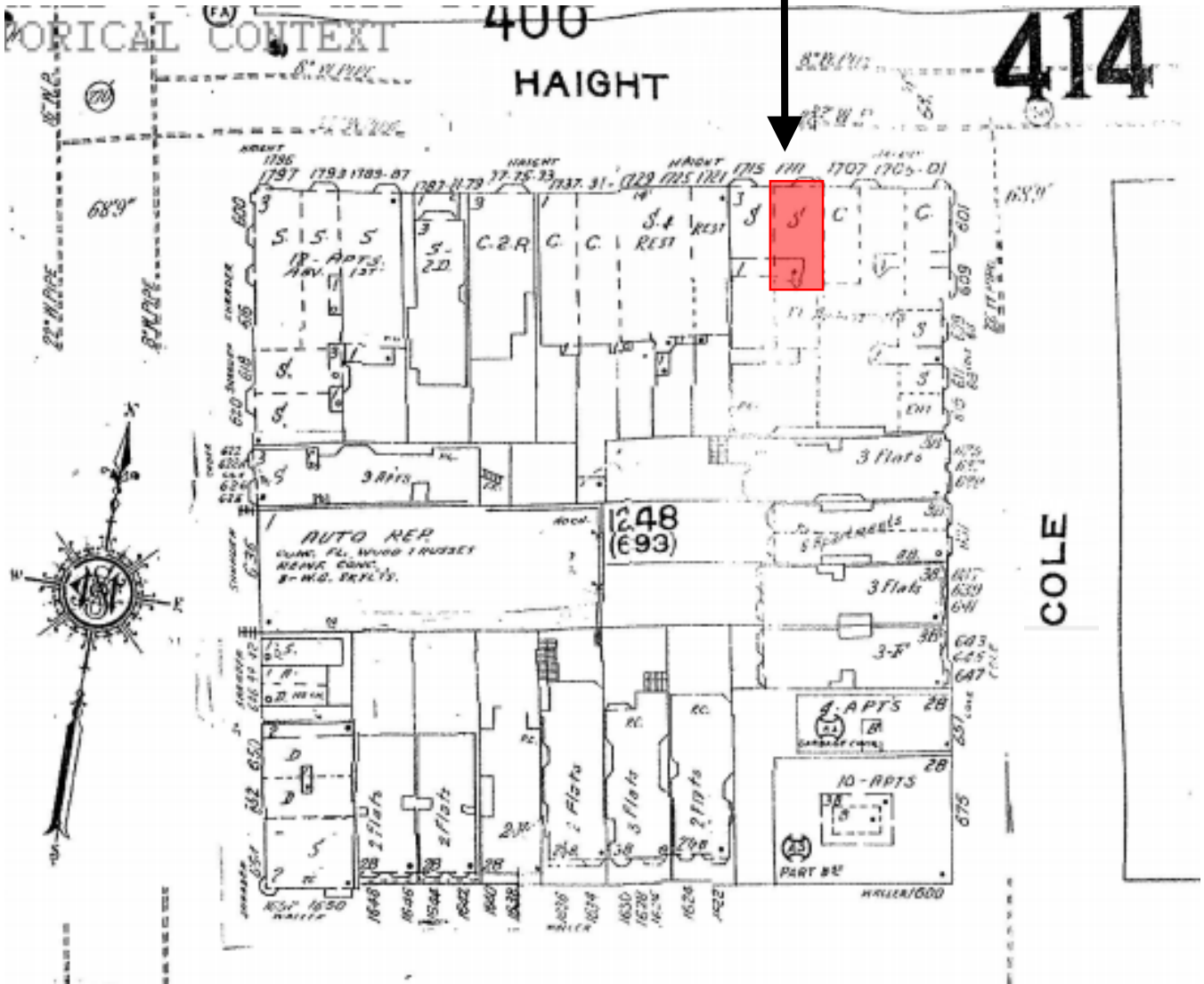
SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2018-014905CUA
 Iyara Traditional Thai Massage Establishment
 1711 Haight Street

Sanborn Map*

SUBJECT PROPERTY

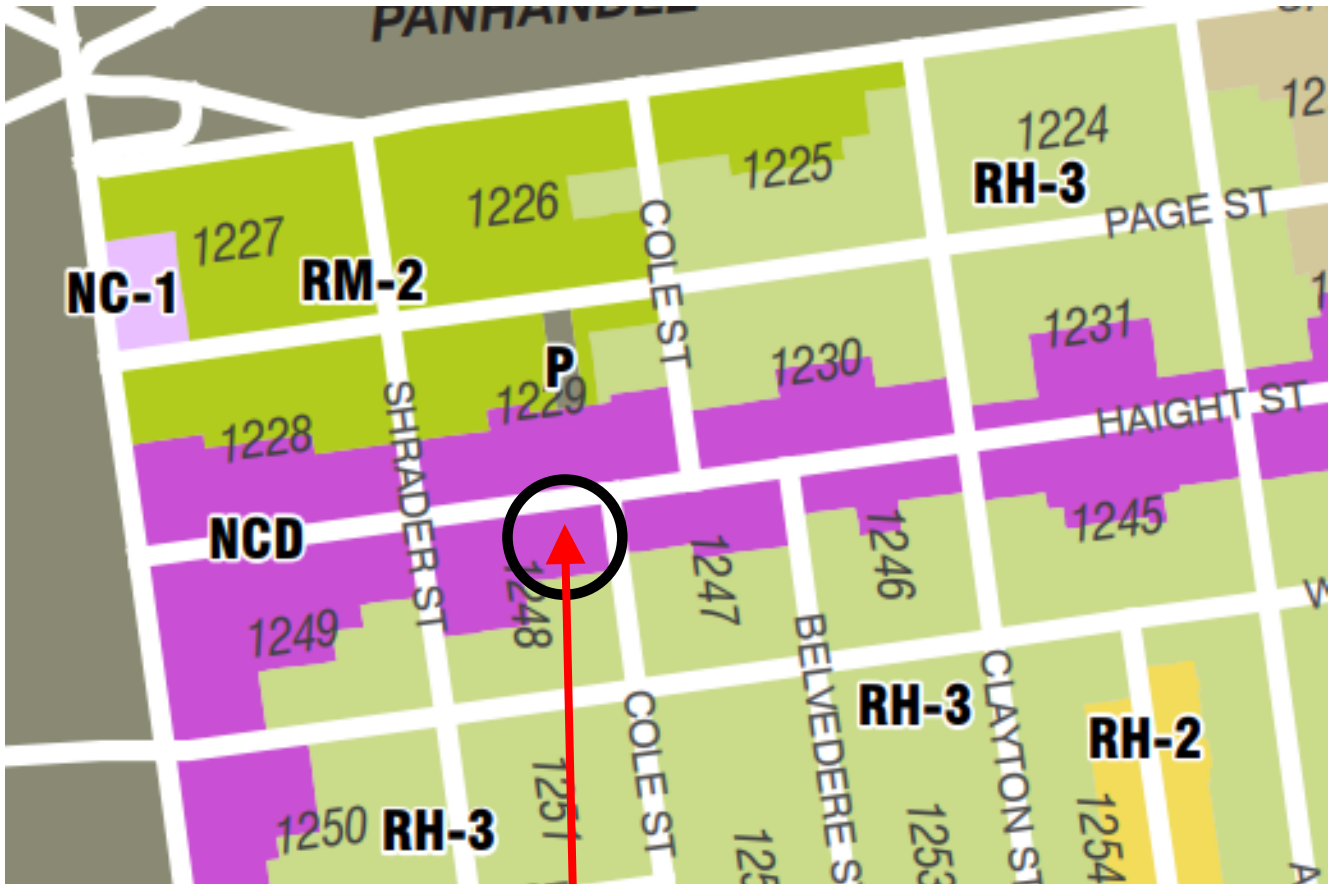


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization
Case Number 2018-014905CUA
Iyara Traditional Thai Massage Establishment
1711 Haight Street



Zoning Map



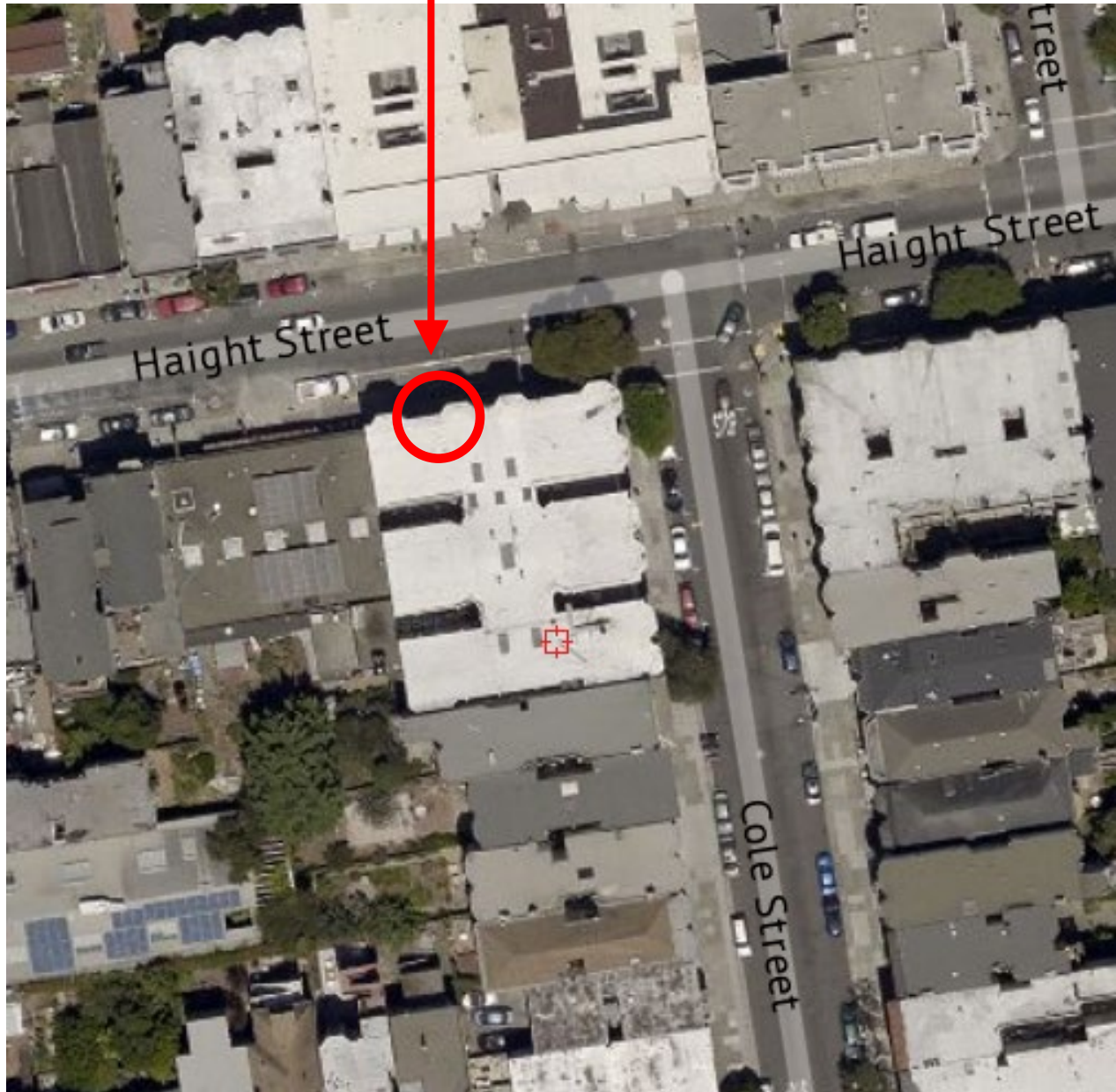
SUBJECT PROPERTY



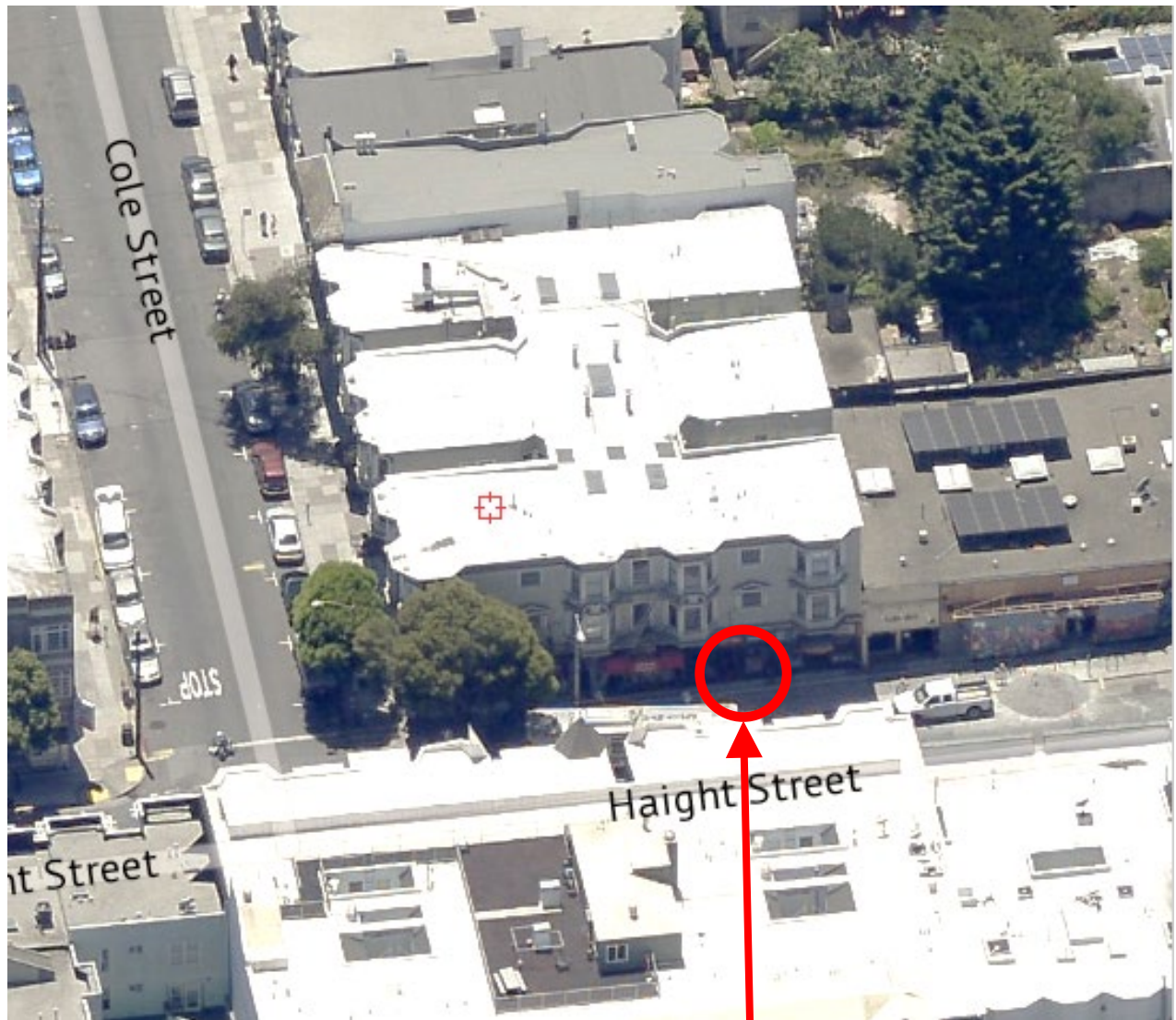
Conditional Use Authorization
Case Number 2018-014905CUA
Iyara Traditional Thai Massage Establishment
1711 Haight Street

Aerial Photo – View 1

SUBJECT PROPERTY



Aerial Photo – View 2



SUBJECT PROPERTY



Site Photo – View 1



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2018-014905CUA
Iyara Traditional Thai Massage Establishment
1711 Haight Street

Site Photo – View 2



Conditional Use Authorization
Case Number 2018-014905CUA
Iyara Traditional Thai Massage Establishment
1711 Haight Street

EXHIBIT F

PUBLIC CORRESPONDENCE

PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: November 29, 2018
 Meeting Time: 6:00 p.m.
 Meeting Address: 1711 Haight St., San Francisco CA 94117
 Project Address: 1711 Haight St., San Francisco CA 94117
 Property Owner Name: William Kennedy, Trustee of Kennedy Family 2004 Trust
 Project Sponsor/Representative: Iyara 985, LLC, Anita Sukarsiri, Managing Member /
Paul Horcher, Project Sponsor Atty/Property Owner Agent

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number.
 Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. Boon Montian	1705 Haight	415-933-8031		<input type="checkbox"/>
2. Kathryn Kennedy		415-595-1856	katjoans@gmail.com	<input type="checkbox"/>
3. MIKHA DIAZ	1725/1727/1644 Haight	415-652-1036	mikha.elliott@gmail.com	<input type="checkbox"/>
4. Kelsang Lhalayi	1707 Haight			<input type="checkbox"/>
5. Douglas Stuart	615 Cole St.	415-359-6094		<input type="checkbox"/>
6.				<input type="checkbox"/>
7.				<input type="checkbox"/>
8.				<input type="checkbox"/>
9.				<input type="checkbox"/>
10.				<input type="checkbox"/>
11.				<input type="checkbox"/>
12.				<input type="checkbox"/>
13.				<input type="checkbox"/>
14.				<input type="checkbox"/>
15.				<input type="checkbox"/>
16.				<input type="checkbox"/>

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: November 29, 2018
 Meeting Time: 06:00 p.m.
 Meeting Address: 1711 Haight St., San Francisco CA 94117
 Project Address: 1711 Haight St., San Francisco CA 94117
 Property Owner Name: William Kennedy, Trustee of Kennedy Family 2004 Trust
 Project Sponsor/Representative: Iyara 985 LLC, Anita Sukarsiri, Managing Member /
 Paul Horcher, Project Sponsor Atty/Property Owner Agent

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Boonchai Suveerachaimontian, CEO of Nartchai, Inc. dba Siam Lotus Thai Cuisine at, 1705 Haight St. (2 doors east of Project Address) was concerned that the Project Address has been vacant for over two (2) years.

Project Sponsor Response: She seemed very pleased that Project Sponsor intends to fill the vacancy with her massage establishment that will be open from 11:00 a.m. to 8:00 p.m., roughly the same hours that her restaurant is open. She also viewed and approved the proposed plans but declined having them emailed to her.

Question/Concern #2: Kathryn Kennedy, Property Manager of 609 Cole St., 611 Cole St., 613 Cole St., 615 Cole St., 1701 Haight St., 1705 Haight St., 1711 Haight St., and 1715 Haight St., San Francisco CA 94117 commented on her concern that six (6) years ago all the neighborhood business addresses were occupied and lamented that there are no known massage establishments in the Haight-Ashbury neighborhood.

Project Sponsor Response: She was very happy to learn that Anita Sukarsiri is the Managing Member of the Project Sponsor as she has patronized the Project Sponsor's sister massage establishment at 4328 Geary Blvd. that she considers very professionally managed and operated. She saw the proposed plans but declined having them sent to her.

Question/Concern #3: Mikha Diaz dba "The Alembic" at 1725 Haight St. appeared for herself and at the request of Opportunities on LLC (CA) dba "Second Act" at 1727 Haight St. and "The Booksmith" at 1644 Haight St. She said that they are concerned with neighborhood business vacancies.

Project Sponsor Response: She got the "Meeting Notice" - she and her colleagues find the addition of a massage establishment very appealing and exciting because it will add to the commercial mix and will help make the owners and their customers feel safer, particularly in the evening by adding foot traffic then. She approved but declined plan's email.

Question/Concern #4: Kelsang Uralagi attended at the request of Dolma Ugyen dba "Tibet Styles" at 1707 Haight St. concerned with the long vacancy at 1711 Haight St.

Project Sponsor Response: She's happy about the project and feels that the massage establishment will be a good neighbor and will help keep the area clean and safe. She liked the proposed plans but declined having them sent to her.

Question/Concern #5: Douglas Stuart, 615 Cole St. resident, was concerned with the Project Site's long vacancy.

Project Sponsor Response: He was pleased vacancy could be over. He also viewed and approved the proposed plans but declined having them sent to him.

CONCLUSION: The Project has not been modified in that there were no negative concerns expressed by attendees.

EXHIBIT G

PROJECT SPONSOR BRIEF

April 26, 2019

To: Planning Commission President Myrna Melgar, Planning Commission Vice-President Joel Koppel, Planning Commissioners Rich Hillis, Milicent A. Johnson, Kathrin Moore, and Dennis Richards:

Re: Project Brief – CUA Record Number: 2018-014905CUA; 1711 Haight Street (Block 1248, Lot 001)

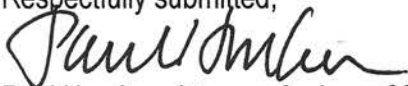
The Proposal: This CUA proposes the legalization of a change of use from a former clothing retail use (last tenant - "La Rosa Vintage/Retro City Fashions" vacated 3+ years ago) to a massage establishment use of a ~1,024 sq. ft. (~16 ft. by ~64 ft.) space on the ground floor of a 1907 3-story building (ground floor is commercial/retail, 2nd and 3rd upper floors are residential). This conversion into a massage establishment use dba "Iyara Traditional Thai Massage" will be staffed by 5 or 6 professional DPH permitted and/or CAMTC certified masseuses. The proposal includes minor interior tenant improvements (3/4 partitioning space walls) with no changes to the building exterior or to residential areas. The height and bulk of the existing building will remain the same and the existing exterior appearance and character of the neighborhood will remain unaltered. The massage establishment will have a reception area, 5 massage treatment areas separated by movable curtains (vis-a-vis doors), and a restroom. The proposed operating hours are 11:00 a.m. to 8:00 p.m. daily.

This Project is necessary and desirable to the Haight-Ashbury neighborhood. This neighborhood-serving proposed use is necessary and desirable because it will: (1) Provide professional massage services for under-served local residents of the Haight Street NCD - there are no other known massage establishments in the Haight-Ashbury vicinity and the nearest Thai massage place is over a mile away; (2) Decrease a viable vacant lease space which contributes to the economic vitality of the neighborhood; (3) Address *Complaint No. 201612352* specific to 1711 Haight St. filed on 04-20-16 alleging a vacant commercial storefront; (4) Activate the commercial frontage along Haight St. by creating visibility into the tenant space; (5) Complement the mix of goods and services currently available in the district; (6) Have a positive and benign impact on the neighborhood; (7) Comply with all relevant requirements and standards of the *Planning Code* and is consistent with the *Objectives and Policies of the Master Plan*; and (8) Be consistent with the Haight Street NCD in that the intended use is located at the ground floor and will provide a compatible convenience service during daytime hours.

Project Sponsor and Property Owner: The Project Sponsor is Iyara 985 LLC which is wholly owned in equal 50% shares by 2 CAMTC certified masseuses, Anita Sukarsiri (Managing Member) and Chanin Laosirilurchakai. They are each 25% owners of Iyara LLC dba Iyara Traditional Thai Massage which has operated in good standing with DPH at 4328 Geary Blvd., San Francisco CA since opening in 2015 (DPH Permit No. M-02630). Ms. Sukarsiri is also the Managing Member of this respected place which has an outstanding 4.5/5.00 "yelp.com" rating based on 128 reviews. The Project Sponsor also intends to also operate as Iyara Traditional Thai Massage and has Iyara LLC's permission to use this name. Neither entity intends to have any more massage establishments in San Francisco or globally use the name "Iyara Traditional Thai Massage." The Property Owner is Bill Kennedy, Trustee of the Kennedy Family 2004 Revocable Trust.

Pre-Hearing Activity: On 11-29-18 the Project Sponsor conducted a Neighborhood Pre-Application Meeting at the Project Site to review and discuss the proposal at a preapplication meeting. It was supported by the nearby businesses/residential tenants for 2 reasons – the end of a vacant storefront and the start of a welcome professional massage business. San Francisco Supv. Sanda Lee Fewer recently said *"When you have commercial property owners holding multiple storefronts vacant for long periods of time, that hurts all the other small businesses in the area who rely on vibrant commercial corridor to attract customers."*¹ The Project Sponsor also conducted a 300' Formula Retail Survey. There is no known opposition.

Respectfully submitted,



Paul Horcher, Attorney for Iyara 985 LLC, Project Sponsor & Authorized Agent for Wm. Kennedy, Trustee, Property Owner

¹ Source (04-22-19): <http://www.ktvu.com/news/ktvu-local-news/ordinance-requiring-property-owners-to-register-pay-for-vacant-storefronts-takes-effect>