



## EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: FEBRUARY 4, 2021**

**Record No.:** 2020-007346CUA  
**Project Address:** 2284-2286 Union Street  
**Zoning:** Union Street Neighborhood Commercial District (NCD) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 0534/020  
**Project Sponsor:** Fiona Garza  
2284 Union Street  
San Francisco, CA 94123  
**Property Owner:** Francoise Rothstein  
San Francisco, CA 94123  
**Staff Contact:** Katie Wilborn – (628) 652-7355  
[katherine.wilborn@sfgov.org](mailto:katherine.wilborn@sfgov.org)

**Recommendation:** Approval with Conditions

### Project Description

The Project requires Conditional Use Authorization to change its use from a hand/foot massage to a Massage Establishment (DBA: Le Bamboo Wellness) at the basement level of 2284 Union Street (1,460 square feet ) and first story of 2286 Union Street (1,450 square feet) within a commercial building located in the Union Street Neighborhood Commercial District (NCD). The Project also requires Conditional Use Authorization to permit the Use Size (2,910 square feet total). The project does not propose any changes to the façade and/or interior partitions. The basement and the first story commercial units will be used by the same tenant for Massage Establishment services but will remain independently accessible and may be used as (2) separate commercial uses in the future. Currently, both commercial spaces are vacant.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 725 and 303 to allow a Massage Establishment use and a Use Size above 2,500 sq. ft. within the Union Street Neighborhood Commercial District.

## Issues and Other Considerations

- **Public Comment & Outreach.**
  - **Support/Opposition:** At the time of writing this report, the Department has not received any letters in support or opposition to the Project.

## 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 Union Street Neighborhood Commercial District and the Objectives and Policies of the General Plan. The Project isn't replacing any other local business or use, but rather is seeking to expand its Massage offerings and utilize two independent commercial spaces. 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 with Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F - Project Sponsor Brief



## PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 725 AND 303, TO ALLOW A MESSAGE ESTABLISHMENT AT THE BASEMENT LEVEL (2284 UNION STREET; 1,460 SQUARE FEET) AND FIRST STORY (2286 UNION STREET; 1,450 SQUARE FEET) AND AUTHORIZE THE USE SIZE (2,190 SQUARE FEET TOTAL) OF 2284-2286 UNION STREET, LOT 020 IN ASSESSOR'S BLOCK 0534, WITHIN THE UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) ZONING DISTRICTS AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On August 13, 2020, Fiona Garza of Le Bamboo Wellness (hereinafter "Project Sponsor") filed Application No. 2020-007346CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Massage Establishment at the basement level of 2284 Union Street (1,460 square feet.) and first story of 2286 Union Street (1,450 square feet) and to authorize the Use Size (2,910 square feet total) (hereinafter "Project") at 2284-2286 Union Street, Block 0534 Lot 020 (hereinafter "Project Site").

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

On February 4, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-007346CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-007346CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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. 2020-007346CUA, 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 Project includes a change of use from a hand/foot massage to Massage Establish (D.B.A. Le Bamboo Wellness) at the basement (2284 Union) and first story (2286 Union) of a commercial building within the Union Street Neighborhood Commercial District (NCD). The Project also requires Conditional Use Authorization to permit the Use Size (total of 2,910 square feet, with 1,460 square feet at the basement tenant space and 1,450 sq. ft at the first story tenant space). The project does not propose any changes to the façade and/or interior partitions. The basement and the first story commercial units will be used by the same tenant for Massage Establishment services but will remain independently accessible and may be used as (2) separate commercial uses in the future. Both commercial spaces are currently unoccupied.
3. **Site Description and Present Use.** The Project is located in an existing two-story-over-basement building. Le Bamboo Wellness currently occupies the basement level and seeks to expand into the vacant first story tenant space.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Union Street Neighborhood Commercial (NCD) Zoning District . The immediate context is mixed in character with residential and commercial uses. The block includes two-to-three-story residential development to the north and to the west across Steiner Street, a series of one-to-two-story developments with retail uses to the east along Union Street, and residential development to the south. Other zoning districts in the vicinity of the project site include: RH-2 (Residential House – Two Family), RH-3 (Residential House – Three House), RM-1 (Residential Mixed – Low Density) and NC-3 (Neighborhood Commercial – Moderate Scale) Zoning Districts.
5. **Public Outreach and Comments.** Per the date of this Motion, the Department has not received any correspondence in opposition or support of the project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use. Massage Establishment.** Planning Code Section 725 states that a Conditional Use Authorization is required for a Massage Establishment, as defined by Planning Code Section 102.

*The space was previously used as a chair/foot massage salon, and the Proposed Project seeks to establish a Massage Establishment use at the subject property.*

**Massage Establishments.** With respect to Massage Establishments that are subject to Conditional Use authorization, in addition to the criteria set forth in subsection (7) below, the Commission shall make the following findings:

- 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 Health Code;

*The Project will seek and obtain all necessary permits from all applicable City Agencies before operation.*

- b. Whether the use's façade is transparent and open to the public. Permanent transparency and openness are preferable. Elements that lend openness and transparency to a façade include: windows, glazed entrances, and security grilles (if applicable) which allow for 75% transparency.

*The Project's windows and door glazing shall remain transparent and open to the public.*

- c. 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 Project's commercial street frontage complies with these criteria.*

- d. Windows that use clear, un-tinted glass, except for decorative or architectural accent;

*The Project's windows and door glazing shall remain transparent and open to the public.*

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

*The Project will comply with these criteria for any and all security grilles at the commercial street frontage.*

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

*The Project does not propose any addition lighting from the street lighting that is currently present. The Project's hours of operation (9:00am-7:00pm) ensure that patrons will not be frequenting the facility after nightfall. If the facility's hours were to change, pedestrian-oriented lighting shall be reviewed by Planning Staff and a permit filed to ensure compliance with this criterion is met.*

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

*The Project does not propose to add any additional interior partitions or to alter the existing public-oriented design of the commercial spaces. Both units (2284 and 2286) shall retain their public-service use and appearance.*

- B. **Use Size.** Planning Code Section 725 states that a Conditional Use Authorization is required for Use Sizes that exceed 2,499 square feet.

*The project proposes to use 2,910 square feet of retail space for their Massage Establishment use, including the existing 1460 sq. ft at the basement story and 1450 sq. ft at the first story per Planning Code Section 121.2.*

- C. **Hours of Operation.** Planning Code Section 725 states that a Conditional Use Authorization is not required for maintaining hours of operation from 6am to 2am, as defined by Planning Code Section 725.

*Le Bamboo Wellness's hours of operation are: 9:00am to 7:00pm.*

- D. **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.

*The subject commercial space has approximately 27-feet of frontage on Union Street with approximately 20 feet devoted to either the entrance or window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.*

7. **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 project utilizes two storefronts that will retain independent access and may be used as independent retail spaces in the future. Therefore, the size of the proposed use is in keeping with other storefronts on the block face. The proposed Massage Establishment will not impact traffic or parking in the District because it is not a destination and it serves the surrounding neighborhood communities, within walking distance. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing 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 will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope, yet the inclusion of outside seating will alter the use of the property.*

- (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 parking or loading for any commercial space less than 10,000 square feet. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

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

*The proposed use is subject to the standard conditions of approval for Massage Establishment and outlined in Exhibit A.*

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

*The proposed Massage Establishment does not require any additional tenant improvements.*

- 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 purpose of the Union Street Neighborhood Commercial Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.*

**8. Non-Residential Use Size in NC District Findings.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

*The Project is the only Massage Establishment within 260 feet, and therefore does not impede or effect any other local businesses from performing similar uses within the area.*

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

*The immediate area shows a demand for the Massage Establishment services and the Applicant seeks to provide two spaces where Massage Services may be performed.*

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

*The Project is consistent with the neighborhood character and does not propose any changes to the existing building envelope.*

**9. 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 which has substantial undesirable consequences that cannot be mitigated.

**OBJECTIVE 2**

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

Policy 2.1

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

**OBJECTIVE 3**

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

Policy 3.2

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

Policy 3.4

Assist newly emerging economic activities.

**OBJECTIVE 6**

**MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.**

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.2

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

Policy 6.3

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

**POLICY 6.7**

Promote high quality urban design on commercial streets.

**POLICY 6.9**

Regulate uses so that traffic impacts and parking problems are minimized.

*On balance, the Project is consistent with the Objectives and Policies of the General Plan. The Project will compliment the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront with an active use. The Project would also allow a local business to expand its operations and increase its employment capacity.*

**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 Project allows for a neighborhood-serving retail use to continue its functions and expand its business opportunities.*

- 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 site does not affect existing housing and does not propose any housing. The Project is a neighborhood retail establishment, in conformity with the neighborhood character and thus preserved the cultural and economic diversity of the surrounding neighborhood. The Project does not displace any other commercial tenants, as the additional storefront that shall be used for Massage Establishment purposes is currently vacant.*

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

*The Project does not currently possess any existing affordable housing.*

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

*The Project Site is served by nearby public transportation options. The Project is located along Muni bus lines (22 Fillmore, 45-Union/Stockton) and is within walking distance to the bus stops at Union & Fillmore St and Steiner & Green St. On-street parking is also available.*

- 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 does not include commercial office development, nor is that type of Use common in the immediate vicinity.*

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

*The Project will conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

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

development.

*The project does not affect the any nearby parks or open spaces.*

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 Application No. 2020-007346CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated January 4, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

**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 February 4, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: February 4, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow a Massage Establishment (d.b.a. **Le Bamboo Wellness**) and use size of 2,910 square feet at 2284-2286 Union Street, Lot 020 in Assessor's Block 0534, pursuant to Planning Code Section(s) **725 and 303** within the **Union Street Neighborhood Commercial** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **January 4, 2021**, and stamped "EXHIBIT B" included in the docket for Record No. **2020-007346CUA** and subject to conditions of approval reviewed and approved by the Commission on **February 4, 2021** under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 4, 2021** under Motion No. **XXXXXX**.

### Printing of Conditions of Approval on Plans

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

### Severability

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

### Changes and Modifications

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

## CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

### Performance

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463,*

[www.sfplanning.org](http://www.sfplanning.org)

## Design – Compliance at Plan Stage

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7355, [www.sfplanning.org](http://www.sfplanning.org)*

7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7355, [www.sfplanning.org](http://www.sfplanning.org)*

8. **Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, “Background Noise Levels,” of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, [www.sfdph.org](http://www.sfdph.org)*

## Monitoring - After Entitlement

9. **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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

10. **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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 11. 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Operation

- 12. 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, 628.271.2000, [www.sfpublishworks.org](http://www.sfpublishworks.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 14. 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 15. 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*


**16. Hours of Operation.** The subject establishment is located within the Union Street Neighborhood Commercial District, which principally permits hours of operation from 6:00am to 2:00am. The Project proposes their hours of operation be from 9:00am to 7:00pm, 7 days a week.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

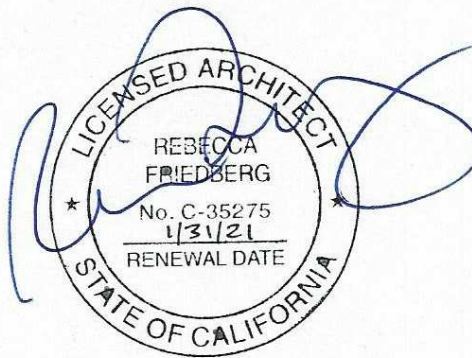


ABBREVIATIONS			
ABV A/C ACT ADJ AFF ALT ALUM ANOD APPROX ARCH AXON	ABOVE AIR CONDITIONING ACOUSTIC CEILING TILE ADJUSTABLE ABOVE FINISH FLOOR ALTERNATE ALUMINUM ANODIZED APPROXIMATE ARCHITECTURAL AXONOMETRIC	MECH MEMB MFR MIN MIR MISC MTD MTL	MECHANICAL MEMBRANE MANUFACTURER MINIMUM MIRROR MISCELLANEOUS MOUNTED METAL
BD BLDG BLKG B.O. BP BSMT BUR BYD	BOARD BUILDING BLOCKING BOTTOM OF BUILDING PAPER BASEMENT BUILT-UP ROOFING BEYOND	(N) N NAT NIC NOM NTS	NEW NORTH NATURAL NOT IN CONTRACT NOMINAL NOT TO SCALE
CAB CEM CER CHAN CIP CL CLG CLOS CMU COL CONC CONT COORD CORR CPT CS CT CTR CW	CABINET CEMENT CERAMIC CHANNEL CAST-IN-PLACE CENTERLINE CEILING CLOSET CONCRETE MASONRY UNIT COLUMN CONCRETE CONTINUOUS COORDINATE CORRIDOR, CORRUGATED CARPET COUNTER SUNK CERAMIC TILE CENTER COLD WATER	OH OPER OPNG OPP OVHD  PERF PL PLAM PLAS PLYWD PNL PROP PT PTD  R RB REF REFL REFR REINF REQD RETG REV RHM RM RO RWL	ON CENTER OUTSIDE DIAMETER OWNER-FURNISHED, INSTALLED BY CONTRACTOR OPPOSITE HAND OPERABLE OPENING OPPOSITE OVERHEAD  PERFORATED PLATE OR PROPERTY LINE PLASTIC LAMINATE PLASTER PLYWOOD PANEL PROPERTY POINT PAINTED  RISER RESILIENT BASE REFERENCE REFLECTING REFRIGERATOR REINFORCED REQUIRED RETAINING REVISION/REVISED RADIANT HEAT MANIFOLD ROOM ROUGH OPENING RAIN WATER LEADER
DBL DEPT DET DF DG DIAM DIM DIV DR DN DS DW DWG	DOUBLE DEPARTMENT DETAIL DOUGLAS FIR DECOMPOSED GRANITE DIAMETER DIMENSION DIVISION DOOR DOWN DOWNSPOUT DISHWASHER DRAWING	S SAF SC SCWD SCHED SECT SED SHTG SIM SLDG SLD SMD SOG SPD SPK SPKR SPEC SSD SS STD STL STOR STRUC SUSP SYM	SOUTH SELF-ADHERED FLASHING SOLID CORE SOLID CORE WOOD SCHEDULE SECTION SEE ELECTRICAL DRAWING SHEATHING SIMILAR SLIDING SEE LANDSCAPE DRAWING SEE MECHANICAL DRAWING SLAB ON GRADE SEE PLUMBING DRAWING SPRINKLER SPEAKER SPECIFICATION SEE STRUCTURAL DRAWING STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL
E (E) E.A EL, ELEV ELEC ENGR EO EOPT EXPN EXT	EAST EXISTING EACH ELEVATION ELECTRICAL ENGINEER EQUAL EQUIPMENT EXPANSION EXTERIOR	T TBD TEL TF TFWD T&G TEMP	TREAD TO BE DETERMINED TELEPHONE TRANSPARENT FINISH TRANSPARENT FINISH WOOD TONGUE & GROOVE TEMPORARY
GA GALV GEN GL GWB GYP	GAUGE GALVANIZED GENERAL GLASS, GLAZING GYPSUM WALL BOARD GYPSUM	T.O. TOC TOW TV TYP	TOP OF TOP OF CONCRETE TOP OF WALL TELEVISION TYPICAL
HB HC HDWD HI HM HORIZ HR HT HVAC HW	HOSE BIB HOLLOW CORE HARDWOOD HIGH HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING, VENTILATION & AIR CONDITIONING HOT WATER	UBC UC UNF UON UTIL  VAR VCT VERT VEST VIF VNR	UNIFORM BUILDING CODE UNDER COUNTER UNFINISHED UNLESS OTHERWISE NOTED UTILITY  VARIES VINYL COMPOSITION TILE VERTICAL VESTIBULE VERIFY IN FIELD VENEER
ID IGU IN INSUL INT	INSIDE DIAMETER INSULATED GLASS UNIT INCH INSULATION, INSULATED INTERIOR	W W/ WC WD WDW WH WKPT W/O WO WP WRB	WEST WITH WATER CLOSET WOOD WASHER/DRYER WINDOW WATER HEATER WORKPOINT WITHOUT WHERE OCCURS WATERPROOF WATER RESISTANT BARRIER
JAN LAM LAV LOCN LTG LTWT LVL	JANITOR  LAMINATE LAVATORY LOCATION LIGHTING LIGHTWEIGHT LEVEL		
MAS MATL MAX MED	MASONRY MATERIAL MAXIMUM CAB MEDICINE CABINET		
APPLICABLE CODES			
2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CALIFORNIA EXISTING BUILDING CODE			
CITY OF SAN FRANCISCO PLANNING CODE			

BAMBOO WELLNESS EXPANSION 2286 UNION STREET, SAN FRANCISCO, CA 94123												
SYMBOL LEGEND	PROJECT INFORMATION	PROJECT DESCRIPTION										
<div><div>DETAIL REFERENCE</div><div>DRAWING NUMBER ----- # -----</div><div>SHEET NUMBER ----- # -----</div><div>DETAIL SECTION REFERENCE</div><div>DRAWING NUMBER ----- # -----</div><div>SHEET NUMBER ----- # -----</div><div>BUILDING SECTION REFERENCE</div><div>DRAWING NUMBER ----- # -----</div><div>SHEET NUMBER ----- # -----</div><div>WALL SECTION REFERENCE</div><div>DRAWING NUMBER ----- # -----</div><div>SHEET NUMBER ----- # -----</div><div>EXTERIOR ELEVATION REFERENCE</div><div>DRAWING NUMBER ----- 1 -----</div><div>SHEET NUMBER ----- # -----</div><div>INTERIOR ELEVATION REVERENCE</div><div>DRAWING NUMBER ----- 4 # 2 -----</div><div>SHEET NUMBER ----- 3 -----</div><div>REVISION REFERENCE ----- # -----</div><div>DOOR REFERENCE ----- ## -----</div><div>WINDOW REFERENCE ----- # -----</div><div>ELEVATION DATUM -----  -----</div><div>ROOM NUMBER ----- ### -----</div><div>PARTITION TYPE ----- # -----</div><div>FINISH CEILING HEIGHT ----- "X'-X" -----</div></div>	<div><div>BUILDING INFORMATION</div><div>PROJECT ADDRESS2286 UNION STREET SAN FRANCISCO, CA 94123</div><div>BLOCK / LOT0534 / 020 YEAR BUILT1900</div><div>ZONING &amp; PLANNING INFO</div><div>ZONE NCD - UNION ST NEIGHBORHOOD COMMERCIAL DISTRICT DISTRICT 2 - MARINA HISTORIC RESOURCE STATUS B - UNKNOWN, AGE ELIGIBLE</div><div>2284 (BASEMENT)</div><div>(E) USE TYPE PERSONAL SERVICES (BEAUTY SALON/SPA) PROPOSED USE TYPE ADD MASSAGE ESTABLISHMENT</div><div>2286 (LEVEL 1)</div><div>(E) USE TYPE PERSONAL SERVICES (TANNING) PROPOSED USE TYPE MASSAGE ESTABLISHMENT</div><div>BUILDING INFO</div><div>(E) CONSTRUCTION TYPE V-B (E) OCCUPANCY TYPE B (N) OCCUPANCY TYPE B</div><div>(E) SPRINKERED YES</div><div>(E) LOT AREA1,812 SF (E) BUILDING AREA3,140 SF</div><div>BASEMENT</div><div>(E) CONDITIONED SPACE1,460 SF NEW CONDITIONED SPACE0 SF TOTAL L1 CONDITIONED SPACE1,460 SF</div><div>LEVEL 1</div><div>(E) CONDITIONED SPACE1,450 SF NEW CONDITIONED SPACE0 SF TOTAL L2 CONDITIONED SPACE1,450 SF</div><div>NEW CONDITIONED SPACE0 SF TOTAL CONDITIONED SPACE2,910 SF</div></div>	<div>THIS PROPOSAL IS FOR THE TENANT IMPROVEMENT AT 2286 UNION STREET, AND A CUA FOR MASSAGE USE AT 2284 UNION ST. 2286 WAS FORMERLY A TANNING SALON, AND WE PROPOSE INTERIOR IMPROVEMENTS TO CONVERT IT TO A MASSAGE ESTABLISHMENT. WORK INCLUDES DEMO OF NON-BEARING, PARTIAL HEIGHT PARTITIONS AND CONSTRUCTION OF NEW NON-BEARING PARTITIONS. THERE ARE NO PROPOSED CHANGES TO STRUCTURE, MECHANICAL, ELECTRICAL OR PLUMBING SYSTEMS. EXTERIOR ENVELOPE AND STOREFRONT ARE EXSITING TO REMAIN - NO CHANGES.</div> <div>DRAWING INDEX</div> <table><thead><tr><th>SHEET NUMBER</th><th>SHEET NAME</th></tr></thead><tbody><tr><td>A0.1</td><td>COVER</td></tr><tr><td>A2.1</td><td>2284 FLOOR PLANS (BASEMENT)</td></tr><tr><td>A2.2</td><td>2286 FLOOR PLANS (LEVEL 1)</td></tr><tr><td>A3.1</td><td>EXTERIOR ELEVATIONS</td></tr></tbody></table>	SHEET NUMBER	SHEET NAME	A0.1	COVER	A2.1	2284 FLOOR PLANS (BASEMENT)	A2.2	2286 FLOOR PLANS (LEVEL 1)	A3.1	EXTERIOR ELEVATIONS
SHEET NUMBER	SHEET NAME											
A0.1	COVER											
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A2.2	2286 FLOOR PLANS (LEVEL 1)											
A3.1	EXTERIOR ELEVATIONS											
STREET ELEVATION PHOTO	ASSESSORS PARCEL MAP	PROJECT LOCATION MAPS										
<div><div>2284 - 2288 UNION STREET</div></div>	<div><div>FILBERT</div><div></div><div>UNION</div></div>	<div><div><div>PROJECT LOCATION</div><div>PROJECT LOCATION</div></div></div>										



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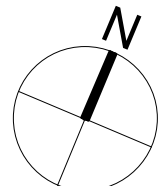


**Owner**  
Fiona Garza  
2284 Union Street  
San Francisco, CA 94123  
415.680.5748  
fionagar@gmail.com

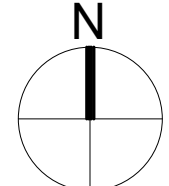
**Architect**  
Rebecca Friedberg  
Synapse Design Studio  
451 Capital Street Unit B  
Oakland, CA 94610  
415.948.6013  
rebecca@synapsedesignstudio.com  
www.synapsedesignstudio.com

**General Contractor**  
TBD

No.	Description	Date
1	PLANNING SUBMITTAL	01.04.2021



TRUE NORTH



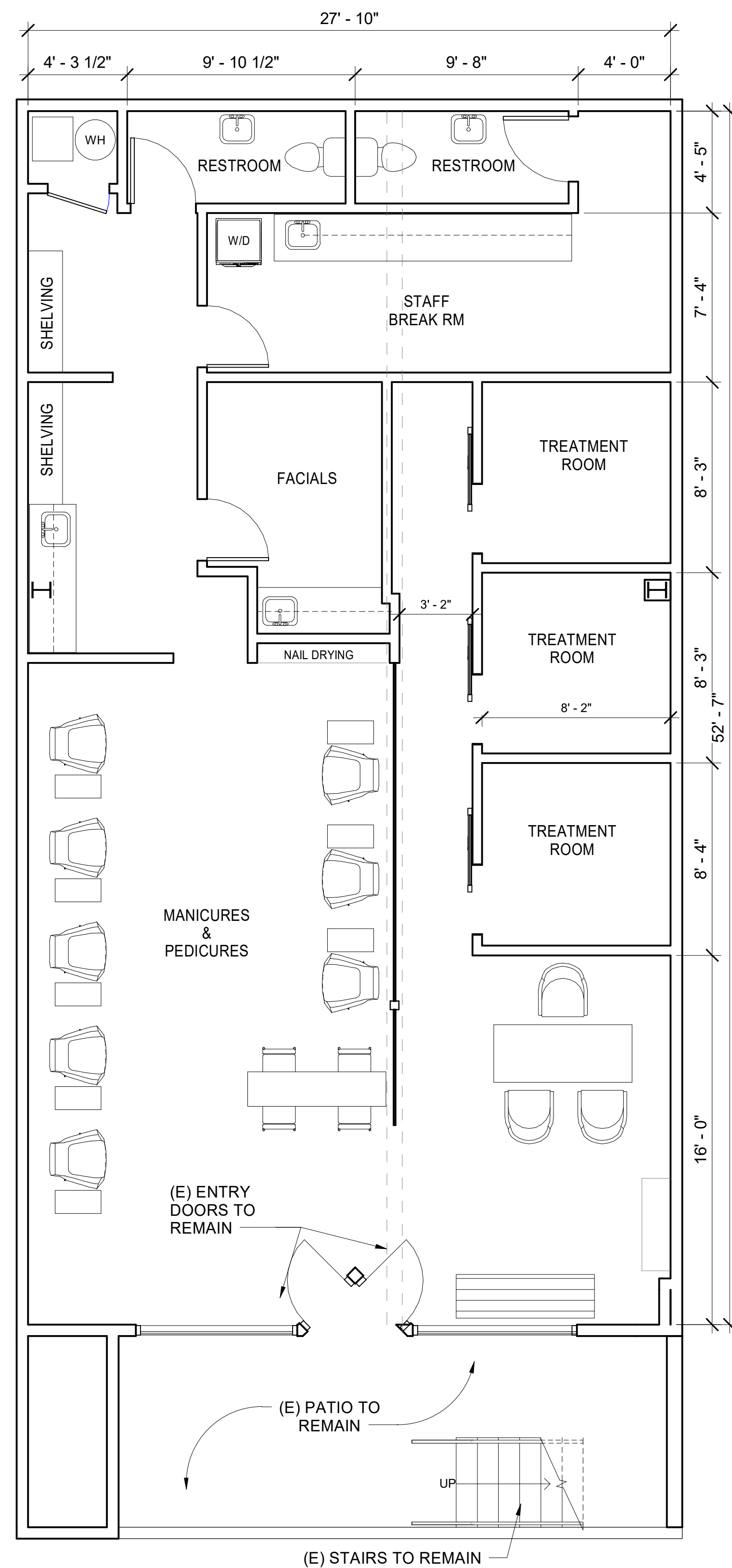
PROJ. NORTH

BAMBOO WELLNESS  
2286 UNION ST  
COVER

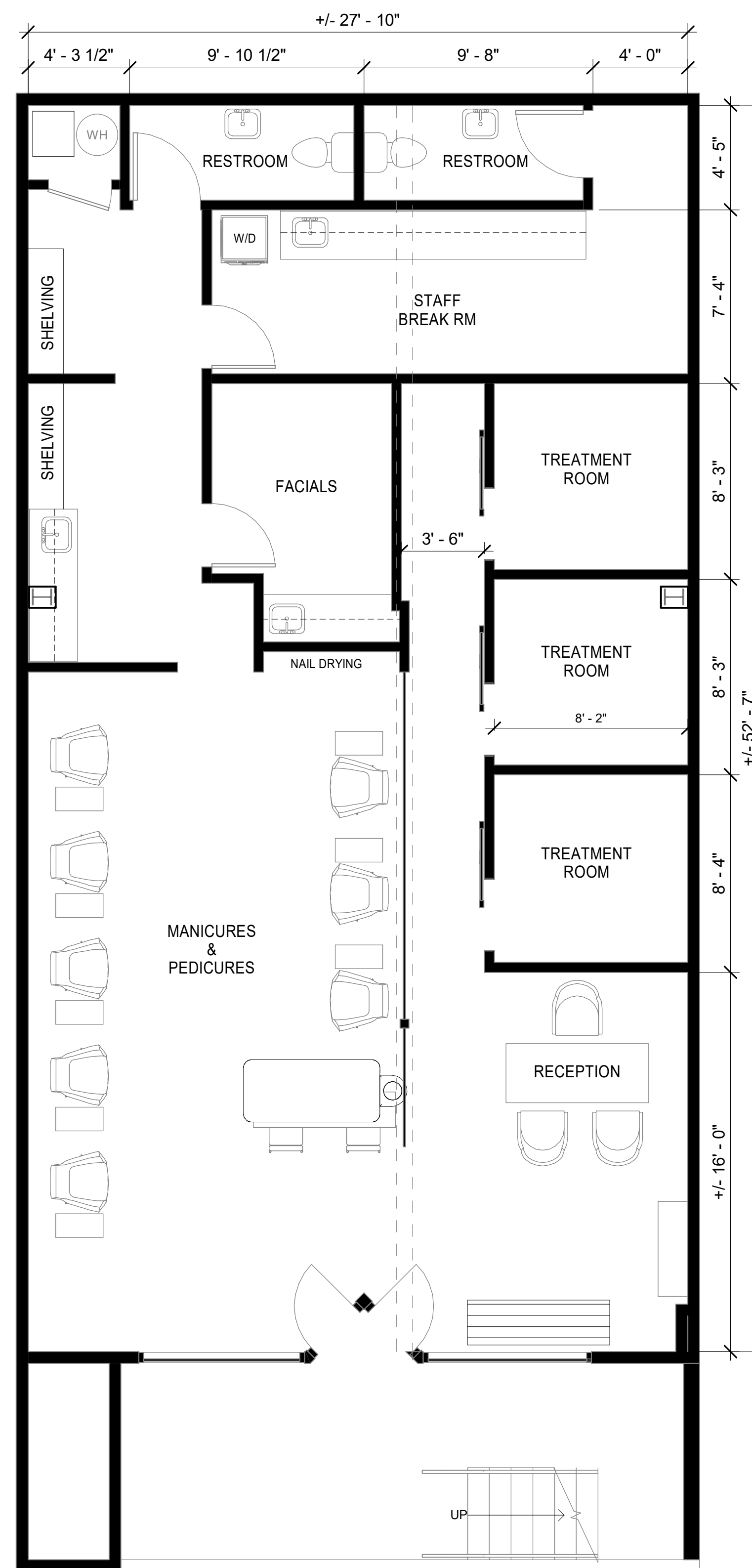
Project number	20-18
Date	01.04.21
Drawn by	RF
Checked by	RF
A0.1	
Scale	As indicated

1/4/2021 8:24:32 AM





1 2284 UNION (BASEMENT) EXISTING FLOOR PLAN  
1/4" = 1'-0"



2 2284 UNION (BASEMENT) PROPOSED FLOOR PLAN - NO PROPOSED CHANGES  
1/4" = 1'-0"

SHEET NOTES

1. ALL ITEMS AT THE BASEMENT LEVEL, 2284 UNION ST, ARE EXISTING NO REMAIN. NO CHANGES ARE PROPOSED TO ANY BUILDING ELEMENTS OR SYSTEMS.

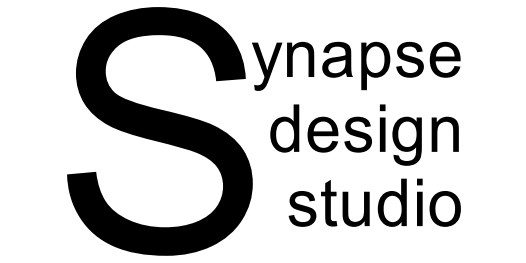
2. UNDER PREVIOUS ZONING RULES, MESSAGE HAD BEEN ALLOWED WITHOUT A SPECIAL USE PERMIT. THIS APPLICATION IS TO REQUEST MESSAGE USE BE ALLOWED AT 2284 AS WELL AS 2286 UNION STREET.

TENANT AREA

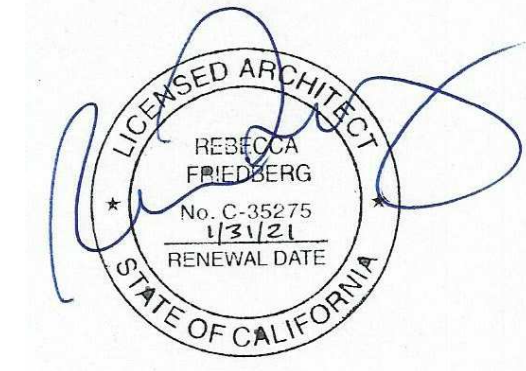
BASEMENT  
EXISTING: 1460 SF  
PROPOSED: 1460 SF (NO CHANGE)

LEVEL 1  
EXISTING: 1450 SF  
PROPOSED: 1455 SF (NO CHANGE)

BASEMENT:	1460 SF
LEVEL 1:	1450 SF
<hr/> TOTAL	<hr/> 2910 SF

[illegible]

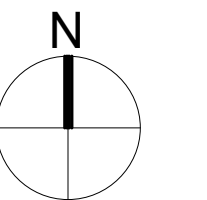
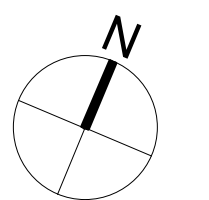
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**Architect**  
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**General Contractor**  
TBD



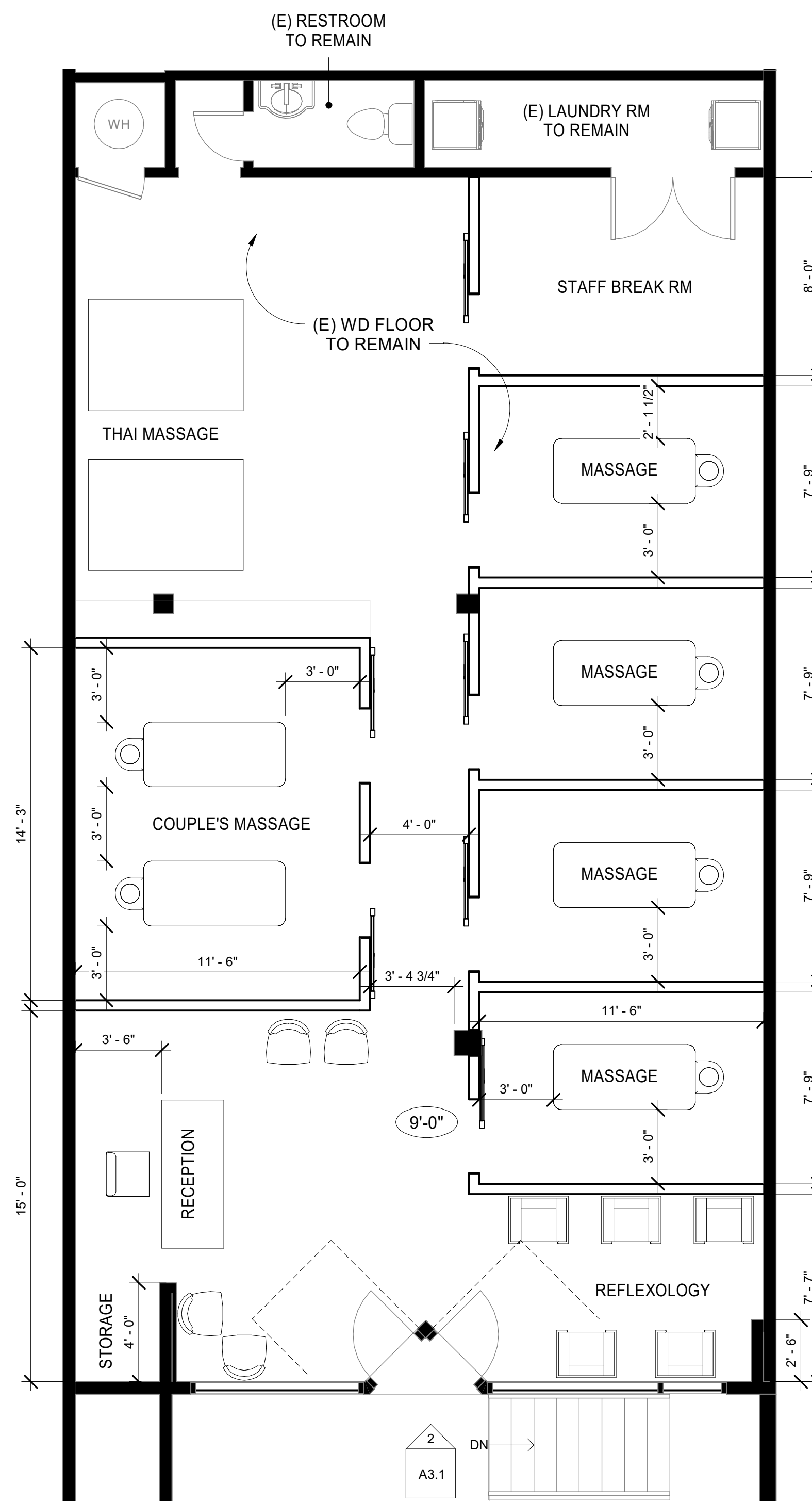
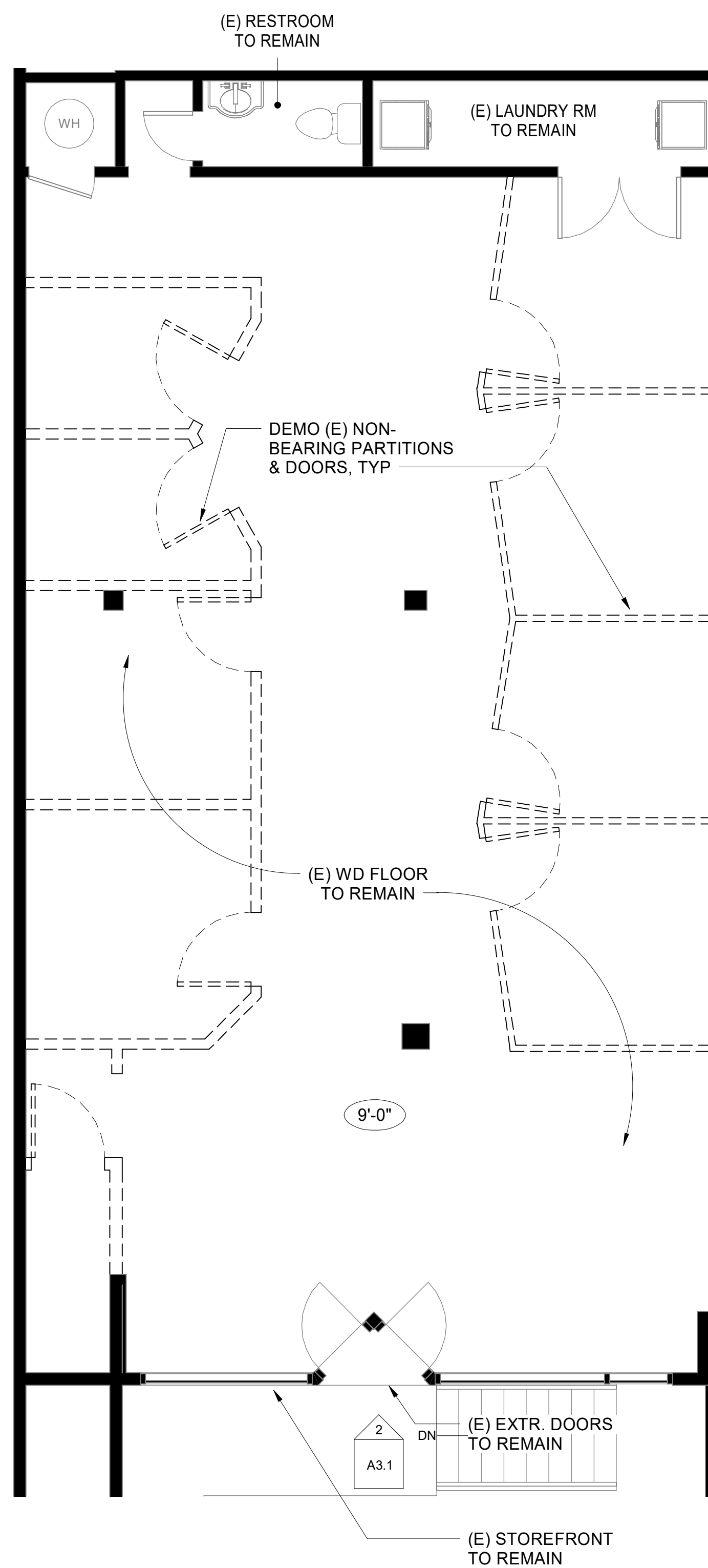
BAMBOO WELLNESS  
2286 UNION ST

2284 FLOOR PLANS  
(BASEMENT)

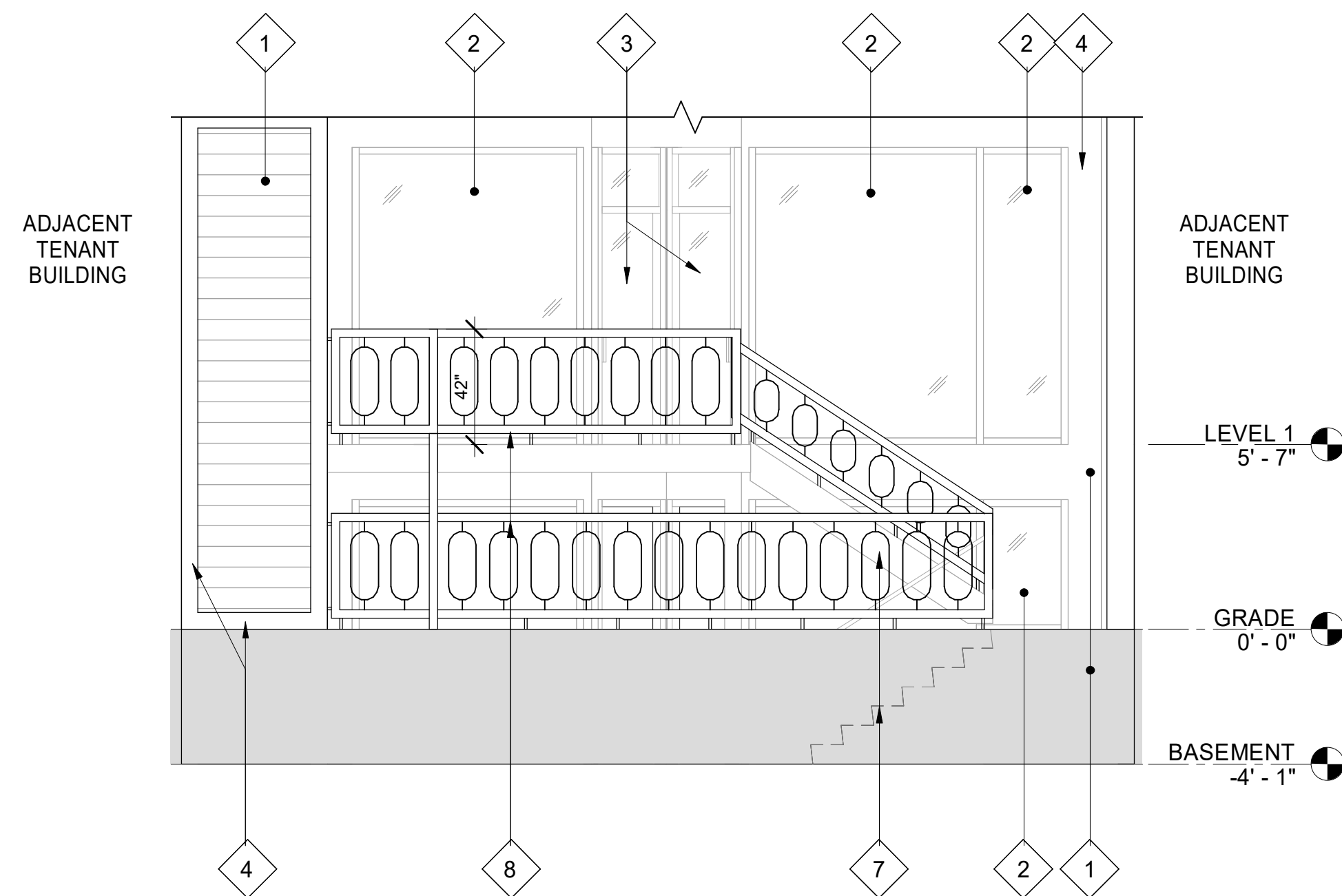
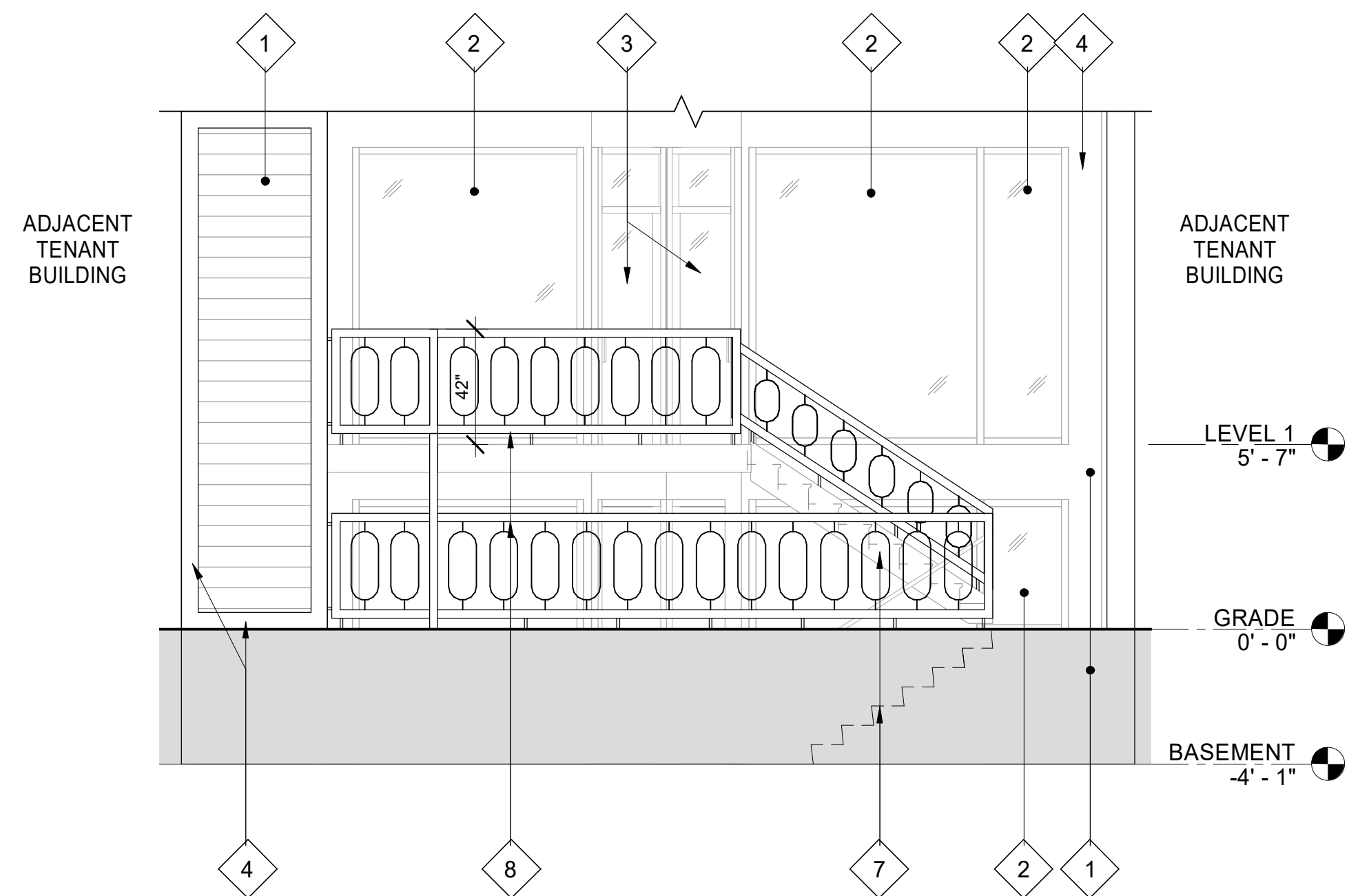
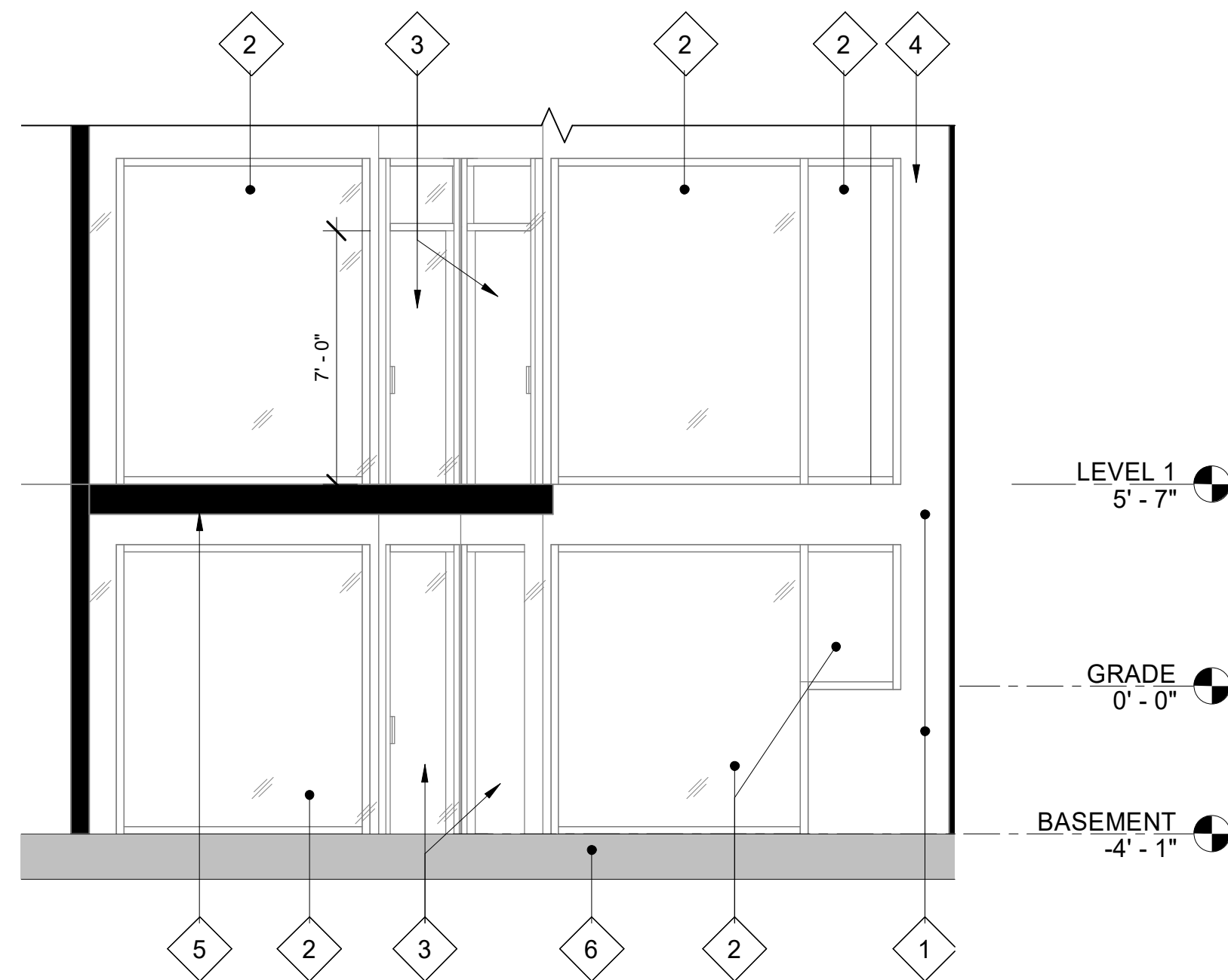
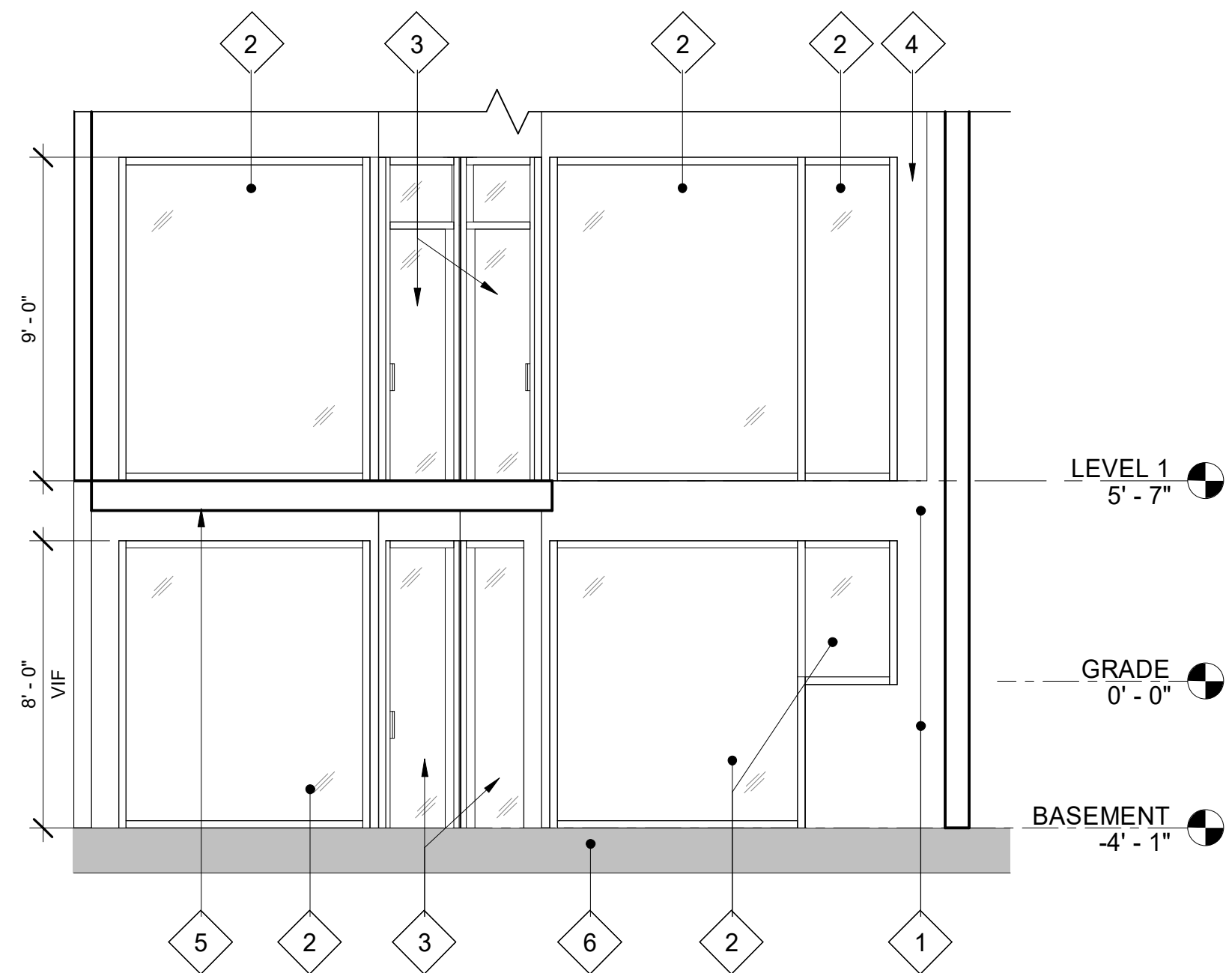
Project number	20-18
Date	01.04.21
Drawn by	RF
Checked by	Checker

## A2.1

Scale	1/4" = 1'-0"
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## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2284 Union Street		0534020
<b>Case No.</b>		<b>Permit No.</b>
2020-007346PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>Conditional use required to obtain a massage license for Bamboo. The previous owner had done an extensive remodel which created three separate treatment rooms but never got the license as it was not a requirement at the time. No construction or changes need to be made. Current clients of Bamboo for the nail salon have stated that they have seen and/or received massage services at the location with the previous owner and they would appreciate the opportunity to once again have massage services available.</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</b>
<input type="checkbox"/>	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Katherine Wilborn	



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

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

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

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

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

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

<input type="checkbox"/>	<b>8. Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	<b>9. Other work</b> that would not materially impair a historic district (specify or add comments):  Change of use; no change to building envelope.  <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>
<input type="checkbox"/>	<b>10. Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation)</i>  <div style="display: flex; justify-content: space-between;"> <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              <i>(attach HRER or PTR)</i> </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Katherine Wilborn	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Katherine Wilborn
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	12/14/2020
	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.

### MODIFIED PROJECT DESCRIPTION

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:**



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 2284-2286 UNION STREET  
RECORD NO.: 2020-007346CUA

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

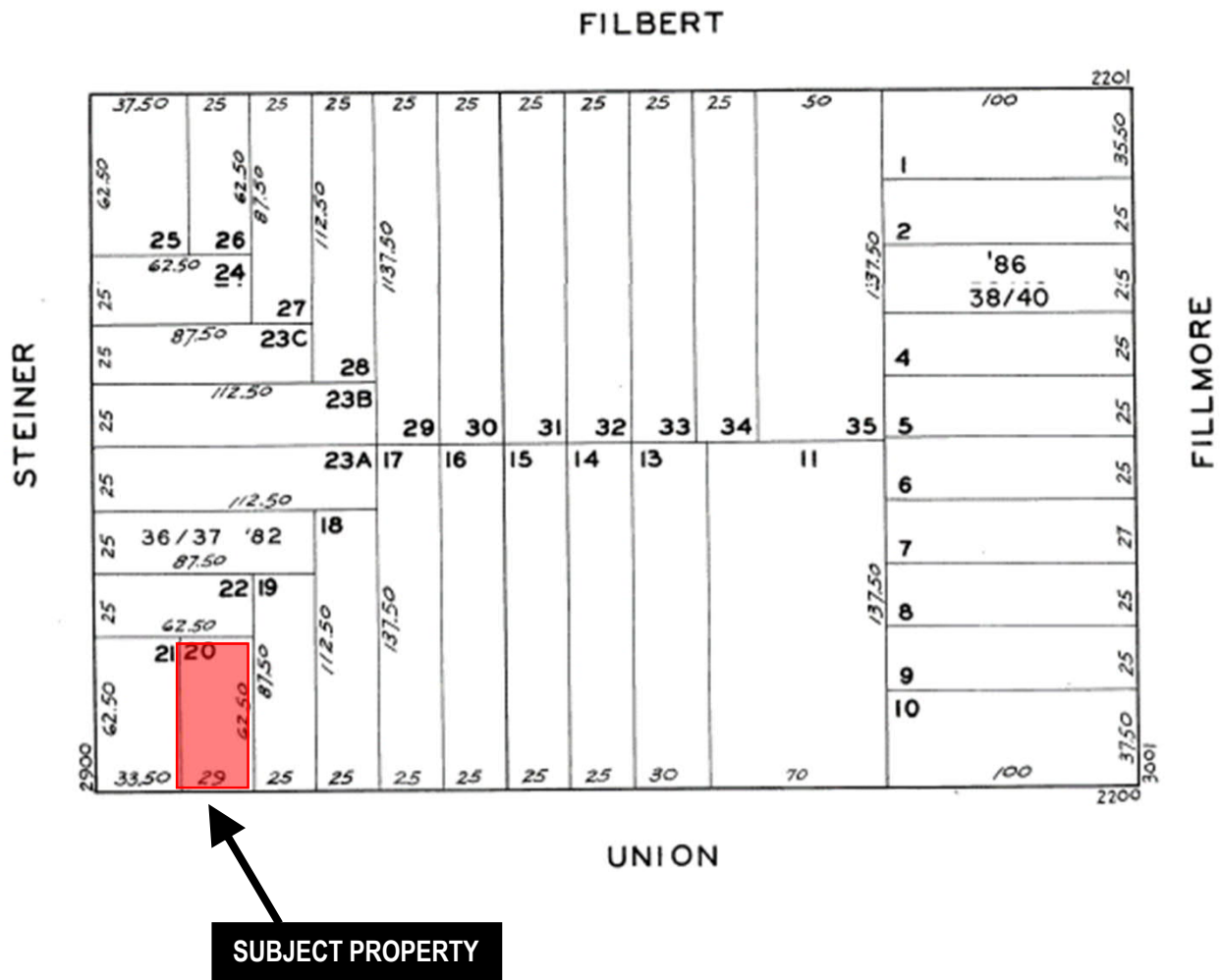
Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

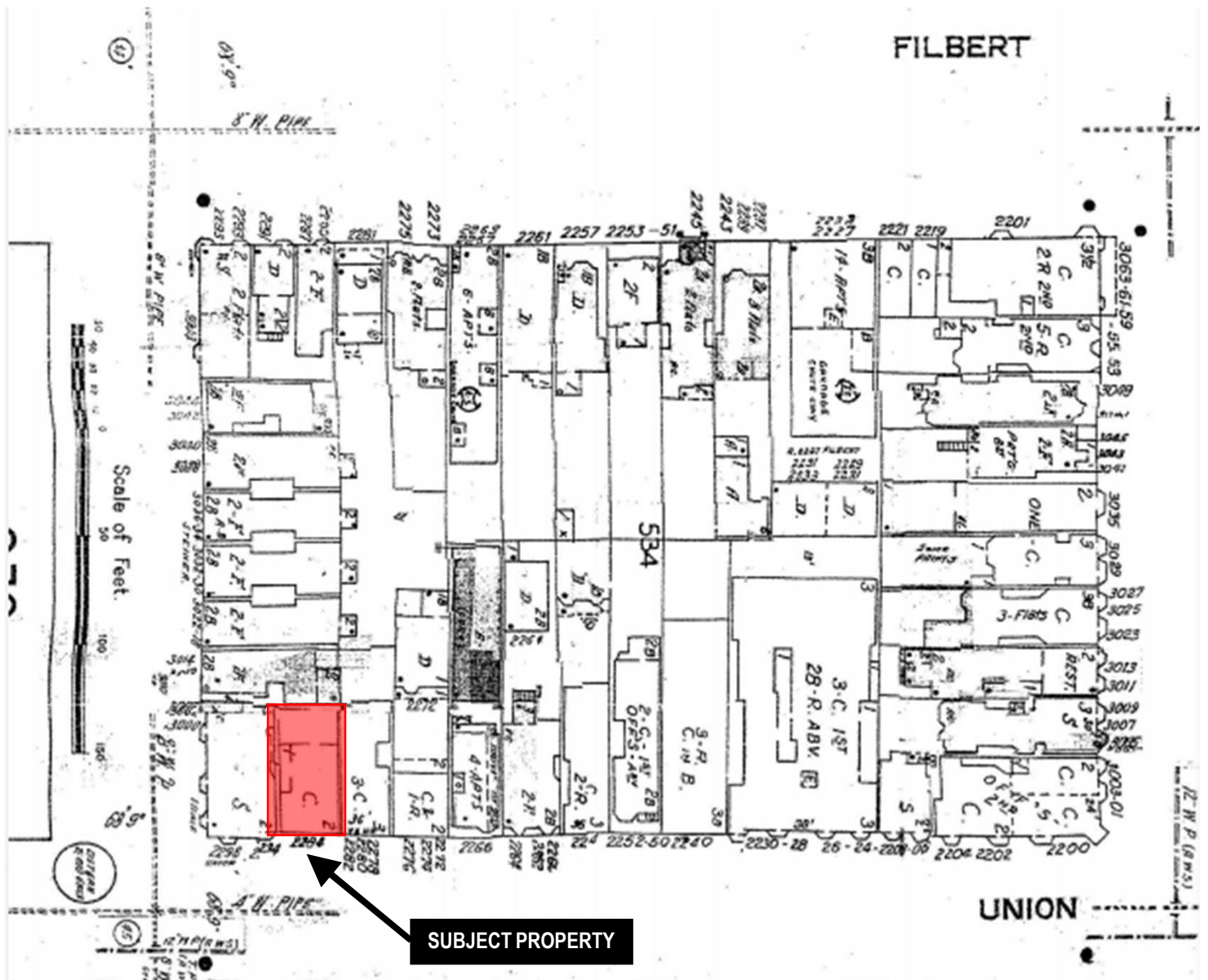
Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	N/A	N/A	N/A
Residential GSF	N/A	N/A	N/A
Retail/Commercial GSF	2,910	NO CHANGE	0
Office GSF	N/A	N/A	N/A
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	N/A	N/A	N/A
Medical GSF	N/A	N/A	N/A
Visitor GSF	N/A	N/A	N/A
CIE GSF	N/A	N/A	N/A
Usable Open Space	N/A	N/A	N/A
Public Open Space	N/A	N/A	N/A
Other	N/A	N/A	N/A
<b>TOTAL GSF</b>	<b>2,910</b>	<b>No Change</b>	<b>0</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	N/A	N/A	N/A
Dwelling Units - Market Rate	N/A	N/A	N/A
Dwelling Units - Total	N/A	N/A	N/A
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	1	N/A	1
Number of Stories	2-over-basement	N/A	2-over-basement
Parking Spaces	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	N/A	N/A	N/A
Car Share Spaces	N/A	N/A	N/A
Other	N/A	N/A	N/A

# Parcel Map



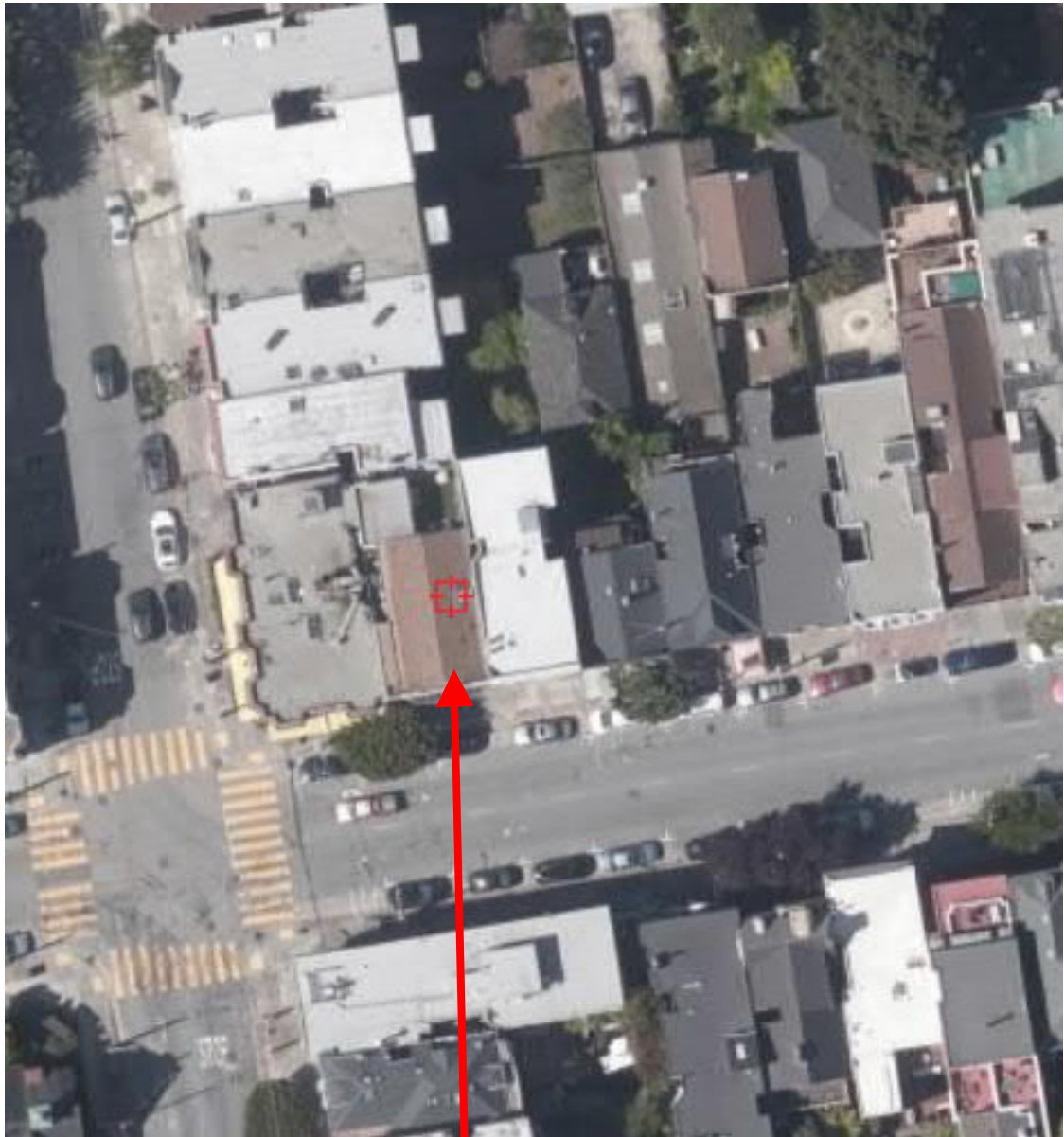
# Sanborn Map\*



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



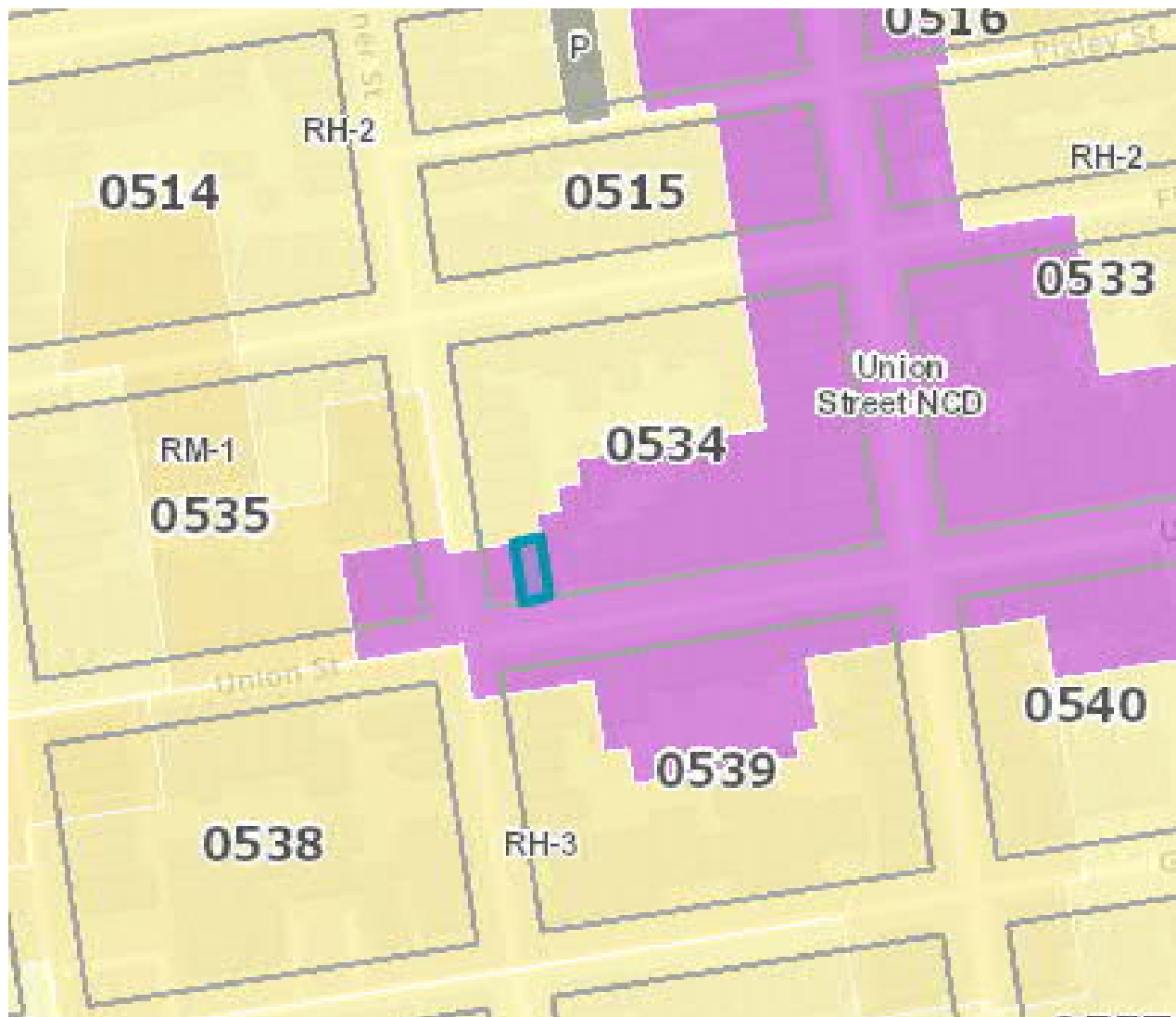
# Aerial Photo



**SUBJECT PROPERTY**



# Zoning Map





# Site Photo



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## Le Bamboo Wellness, Inc.

2284-2286 Union St.  
San Francisco, CA 94123  
[www.bamboobeauty.com](http://www.bamboobeauty.com)

January 20<sup>th</sup>, 2021

To: **SF Planning Commission:** President, Joel Koppel; Vice President, Kathrin Moore  
Commissioners: Deland Chan, Sue Diamond, Frank S. Fung, Theresa Imperial, Rachael Tanner

Re: **Sponsor Project Brief:** 2020-007346CUA; 2284/2286 Union Street (Block 0534, Lot 020)  
CUA Proposal for Bamboo Spa Expansion + Massage Licensing

### CUA Proposal

This CUA proposes the addition of massage use to the existing location of Bamboo Spa at 2284 Union Street, and also the expansion of the Spa, primarily massage use, to the space just above, 2286 Union Street (formerly Great Tan, a tanning salon). These two spaces will operate as one business. No changes to interior area: 2284 Union is 1460 sf, existing to remain; 2286 Union, above, is 1450 sf, existing to remain.

This proposal includes minor tenant improvements for 2286 to create a more functional space, including demo of existing partial height, non-bearing partitions, and construction of new partial height partitions. No changes are proposed for the building exterior, hence the height, bulk, and character of the building will remain unchanged. 2286 Union will be primarily used for a selection of massage modalities and will include Reception, five massage rooms, Thai massage and Reflexology areas, staff break room, and existing laundry and restroom. Proposed operating hours are 10:30am to 8:00pm.

### Compatible and Desirable

This proposal is desirable and compatible with the neighborhood, which is in NCD, Union Street Neighborhood Commercial zone. The building in question has had other wellness and beauty tenants, and there is demand for a professionally-run massage business offering a variety of modalities. A massage business will enhance the wellbeing and health of the community. Neighboring businesses and clientele are in full support of the expansion of services and space. Furthermore, this addition will activate what could otherwise be a vacant commercial space just above street level. This permit will add value and commercial draw to the neighborhood, benefiting not only Bamboo Spa, but other nearby businesses as well.

### Background and Mission

Le Bamboo Wellness Inc. was established as an S-corporation on 6/1/2019 under CA state laws, dba Bamboo Spa. Fiona Garza is the Project Sponsor. Ms. Garza and Le Xu are business partners in both Le Bamboo Wellness Inc. and Project Zen Wellness. Project Zen Massage & Bodywork is a highly regarded spa massage business with two locations; downtown Burlingame and North Beach in SF. They are BBB Accredited businesses, have been voted Best of the Bay for consecutive years and highly rated on Yelp, Trip Advisor, and Google, among others. This established record of excellent business practices and

consumer satisfaction is evidence of their ability to successfully expand the massage services at 2284 and 2286 Union Street.

The mission of Bamboo Spa is to run a profitable business by providing nail services, therapeutic massage treatments, and esthetician services. We will provide a customized experience tailored to each guest to ensure the clients' satisfaction and increase repeat business.

Our philosophy at Bamboo Spa is simple: to give our clients a healthy, safe, and relaxing environment with the cleanest, most organic, and natural products available.

### **Proposed Timeline**

1. Obtain necessary permits and licensing to lease 2286 Union St. into Bamboo Spa and incorporate massage into that space.
2. 1-3 months reopen fully, rehire staff, and hire a new team.
3. 1-3 months advertise and promote the business to retain and reach new clients.

### **Services**

First-rate service is the intentional focus and a cornerstone of Bamboo Spa's success. All clients will receive conscientious, one-on-one, timely service in all capacities: transactions, services, or complaints. This is expected to create a loyal brand following and return business.

A typical menu of services:

Swedish Massage \$100

Deep Tissue Massage \$115

Prenatal Massage \$115

Sports Massage \$125

Trigger Point Massage \$125

Foot Reflexology \$80

Thai massage \$100

Reiki \$115

Respectfully submitted,

*Fiona Garza*

Fiona Garza, Owner  
Le Bamboo Wellness, Inc.  
(dba Bamboo Spa)