



# SAN FRANCISCO PLANNING DEPARTMENT

## Memo to the Planning Commission

HEARING DATE: JULY 7<sup>TH</sup>, 2011

Continued from the May 19<sup>th</sup>, 2011 Hearing

*Date:* June 30<sup>th</sup>, 2011  
*Case No.:* 2010.1028C  
*Project Address:* 4124 MISSION STREET  
*Zoning:* NC-2 (Small-Scale Neighborhood Commercial) District  
40-X Height and Bulk District  
*Block/Lot:* 6804/001  
*Project Sponsor:* Yong Feng  
2045 San Jose Avenue  
San Francisco, CA 94112  
*Staff Contact:* Tom Wang – (415) 558-6335  
[thomas.wang@sfgov.org](mailto:thomas.wang@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### BACKGROUND

The Commission initially heard the proposed massage establishment on May 19<sup>th</sup>, 2011. At the hearing, a member from Outer Mission Merchants and Residents Association expressed opposition to the Project because they alluded to an independent erotic massage website that advertised another massage franchise operated by the Project Sponsor in Citrus Heights, Ca. The Commission continued the hearing to July 7<sup>th</sup>, 2011 in order to allow for additional communication between the Project Sponsor and the community.

The Project Sponsor contacted the aforementioned website and requested clarification about such business advertisement without their knowledge. The website only responded, "The massage franchise in Citrus Heights is reported as non-erotic on its website." The website did not respond to the Project Sponsor's questions, including "when their Citrus Heights massage franchise was posted on this website," "who gave authorization," and "how to remove their Citrus Heights massage franchise advertisement from this website." The Project Sponsor subsequently registered a complaint about this website with the Citrus Heights Police Department and requested an investigation.

Additionally, some property managers in charge of commercial spaces leased by the Project Sponsor's massage franchise in Citrus Heights and at other locations outside California wrote letters stating that they had not been aware of concerns about illicit activities at the Project Sponsor's current and previous massage franchise.

The Project Sponsor presented the above information when participating in a recent Outer Mission Merchants and Residents Association's meeting and further enclosed in the Conditional Use hearing packets.

## CURRENT PROPOSAL

This is a request for a Conditional Use authorization under Sections 711.54, 790.60 and 303 of the Planning Code to convert a vacant, approximately 760 square feet, ground floor commercial space into a massage establishment (dba Miracle Chi Gone Massage) within a three-story, mixed-use building. A Fringe Financial Service formerly occupied the ground floor commercial space. The Project will involve a few interior tenant improvements, such as new light fixtures and painting. No expansion to the existing building envelope is proposed. The proposed hours of operation for this massage establishment are 10 a.m. to 9 p.m. Monday through Saturday and 11 a.m. to 6 p.m. Sunday.

## REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use authorization to allow a massage establishment on the ground floor within the NC-2 District.

## BASIS FOR RECOMMENDATION

- The Project is an independently owned business, which would serve the surrounding neighborhood. It is not a formula retail use.
- The Project will meet all of the criteria established in Planning Code Section 790.60 as follows:
  - (a) Conditions of approval will ensure that the Project Sponsor 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) Nearly the entire commercial frontage of the Project will be devoted to entrance or windows at the pedestrian eye level.
  - (c) The Project has clear, un-tinted glass along its entire frontage.
  - (d) The Project's commercial frontage is predominantly dedicated to a large window. There are no bars or grills in front of or behind such window.
  - (e) Existing streetlights in front of the Subject Property will provide adequate pedestrian-oriented lighting to the Subject Property.
  - (f) The interior layout of the Project is oriented such that there is direct access and visibility from the street. The Project includes one large, single room where all of the massage work will be conducted. There are no security cameras or buzzers installed at the entry in association with the Project.
- The Planning Department contacted the Department of Public Health (DPH) and the Vice Crimes Division of the Police Department as part of the City's interdepartmental effort to regulate massage establishments. At this time, neither agency has concerns about the proposed massage establishment or the Project Sponsor requesting Conditional Use authorization. Condition of approval No. 5 ensures that the Project Sponsor maintains "a 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.

- The Project will enhance the economic vitality of the neighborhood by allowing a new small business to occupy a currently vacant ground-floor commercial space.
- The Project will not displace any other neighborhood-serving use.
- The Project would be consistent with the small-scale, mixed-use character of the NC-2 District.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

Memo to the Planning Commission  
Executive Summary  
Draft Motion  
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Reduced Plans





# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary

### Conditional Use

HEARING DATE: JULY 7<sup>TH</sup>, 2011

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*Date:* June 30<sup>th</sup>, 2011  
*Case No.:* **2010.1028C**  
*Project Address:* **4124 MISSION STREET**  
*Zoning:* NC-2 (Small-Scale Neighborhood Commercial) District  
40-X Height and Bulk District  
*Block/Lot:* 6804/001  
*Project Sponsor:* Yong Feng  
2045 San Jose Avenue  
San Francisco, CA 94112  
*Staff Contact:* Tom Wang – (415) 558-6635  
thomas.wang@sfgov.org  
*Recommendation:* **Approval with Conditions**

## PROJECT DESCRIPTION

This is a request for a Conditional Use authorization under Sections 711.54, 790.60 and 303 of the Planning Code to convert a vacant, approximately 760 square feet, ground floor commercial space into a massage establishment (dba Miracle Chi Gone Massage) within a three-story, mixed-use building. A Fringe Financial Service formerly occupied the ground floor commercial space. The Project will involve a few interior tenant improvements, such as new light fixtures and painting. No expansion to the existing building envelope is proposed. The proposed hours of operation for this massage establishment are 10 a.m. to 9 p.m. Monday through Saturday and 11 a.m. to 6 p.m. Sunday.

This Project will be the opening of the owner's first massage establishment in San Francisco. The Project will include foot massage and body massage. The services will be provided in an open floor room with windows to the street. The patrons would remain dressed during the entire massage service.

The Project is not a Formula Retail use but rather an independently owned and operated business, which is encouraged throughout San Francisco.

## SITE DESCRIPTION AND PRESENT USE

The Project is located on the northwest side of Mission Street, between Admiral Avenue and Trumbull Street, Block 6804, Lot 001, within the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

The Subject Property measures approximately 2,317 square feet in area and is developed with a three-story over basement, mix-use building, constructed in 1966. The subject building contains a basement for

off-street parking, two commercial spaces on the ground floor and three residential units occupying the two top floors. Currently, one commercial space is vacant (most recently occupied by a Fringe Financial Service) and the second commercial space is occupied by Alcoholics Anonymous. The vacant commercial space contains approximately 12 feet 6 inches of frontage and approximately 760 gross square feet of floor area.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project Site is located near the northeast end of the subject block on Mission Street, between Admiral Avenue and Trumbell Street, in the Outer Mission Neighborhood. Existing development along the subject block-face on Mission Street consists of nine two- and three-story mixed-use buildings within this portion of the NC-2 District. The non-residential establishments along this portion of Mission Street include one religious facility, two medical offices, three professional offices, and two retail stores. Properties directly across the street, which are also within the NC-2 District, include a gas station and a supermarket. The surrounding residential properties on Admiral Avenue and Alemany Boulevard are within the RH-1 (Residential, House, One-Family) Zoning District.

The Project Site is located in an NC-2 District, which is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets, which have transit routes.

These districts range in size from two or three blocks, to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

The small-scale district controls provide for mixed-use buildings, which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services and medical, business and professional offices. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

## **ENVIRONMENTAL REVIEW**

On May 3<sup>rd</sup>, 2011, the Project was determined by the Department to be Categorical Exempt from the California Environmental Quality Act ("CEQA") as a Class 1 (Existing Facilities) exemption under CEQA as described in the determination (Case No. 2010.1028E) contained in the Department files for the Project. The Commission has reviewed and concurred with said determination.

### HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 29 <sup>th</sup> , 2011	April 29 <sup>th</sup> , 2011	20 days
Posted Notice	20 days	April 29 <sup>th</sup> , 2011	April 29 <sup>th</sup> , 2011	20 days
Mailed Notice	20 days	April 29 <sup>th</sup> , 2011	April 26 <sup>th</sup> , 2011	23 days

### PUBLIC COMMENT

- The Department received one e-mail from a neighbor residing on Admiral Avenue, who expressed opposition to the Project. The Project Sponsor furnished the Department with a petition signed by a number of residents in the surrounding neighborhood, who expressed support for the Project.

### ISSUES AND OTHER CONSIDERATIONS

- With respect to an application for a massage establishment as defined in Section 790.60 of the Planning Code, recent legislation requires that the Planning Commission shall consider the following additional findings:
  - Whether the applicant has obtained and maintains a permit for a massage establishment from the Department of Public Health;
  - Whether the façade is transparent and open to the public, with a preference for transparency;
  - Whether the use includes pedestrian-oriented lighting, encouraging lighting during the post-sunset hours of operation; and
  - Whether the use is reasonably oriented to facilitate public access. Barriers that make the 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.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use authorization to allow a massage establishment on the ground floor within the NC-2 District.

### BASIS FOR RECOMMENDATION

The Department believes this Project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The Project is a neighborhood-serving use.
- The Project will meet all of the criteria established in Planning Code Section 790.60 as follows:

(a) Conditions of approval will ensure that the Project Sponsor 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) Nearly the entire commercial frontage of the Project will be devoted to entrance or windows at the pedestrian eye level.

(c) The Project has clear, un-tinted glass along its entire frontage.

(d) The Project's commercial frontage is predominantly dedicated to a large window. There are no bars or grills in front of or behind such window.

(e) Existing streetlights in front of the Subject Property will provide adequate pedestrian-oriented lighting to the Subject Property.

(f) The interior layout of the Project is oriented such that there is direct access and visibility from the street. The Project includes one large, single room where all of the massage work will be conducted. There are no security cameras or buzzers installed at the entry in association with the Project.

- The Planning Department contacted the Department of Public Health (DPH) and the Vice Crimes Division of the Police Department as part of the City's interdepartmental effort to regulate massage establishments. At this time, neither agency has concerns about the proposed massage establishment or the Project Sponsor requesting Conditional Use authorization. Condition of approval No. 5 ensures that the Project Sponsor maintains "a 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.
- The Project will enhance the economic vitality of the neighborhood by allowing a new small business to occupy a currently vacant ground-floor commercial space.
- The Project will not displace any other neighborhood-serving use.
- The Project would be consistent with the small-scale, mixed-use character of the NC-2 District.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
--

**Attachments:**

Draft Motion  
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Reduced Plans

Attachment Checklist

Executive Summary

Draft Motion

Parcel Map

Sanborn Map

Zoning District Map

Aerial Photo

Context Photos

Project sponsor submittal

Drawings: Existing Conditions

Check for legibility

Drawings: Proposed Project

Check for legibility

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_  
Planner's Initials





# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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## Planning Commission Motion No. XXXXX

HEARING DATE: JULY 7<sup>TH</sup>, 2011

*Date:* June 30<sup>th</sup>, 2011  
*Case No.:* 2010.1028C  
*Project Address:* 4124 MISSION STREET  
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**ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 711.54 AND 790.60 OF THE PLANNING CODE TO ALLOW A MESSAGE ESTABLISHMENT (DBA MIRACLE CHI GONG MESSAGE) LOCATED AT 4124 MISSION STREET WITHIN THE NC-2 (SMALL-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On November 15<sup>th</sup>, 2010, Yong Feng (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use authorization under Planning Code Sections 303, 711.54, and 790.60 to convert a vacant ground floor commercial space into a massage establishment (dba Miracle Chi Gong Massage) at 4124 Mission Street, Lot 001 in Assessor's Block 6804 (hereinafter "Subject Property"), within the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, in general conformity with plans dated April 10<sup>th</sup>, 2011, and labeled "Exhibit B" (hereinafter "Project").

On May 19<sup>th</sup>, 2011, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.1028C.

On May 3<sup>rd</sup>, 2011, the Project was determined by the Department to be Categorically Exempt from the California Environmental Quality Act ("CEQA") as a Class 1 (Existing Facilities) exemption under CEQA as described in the determination (Case No. 2010.1028E) contained in the Department files for the Project. The Commission has reviewed and concurred with said determination.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2010.1028C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

### FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located on the northwest side of Mission Street, between Admiral Avenue and Trumbell Street, Block 6804, Lot 001, within the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

The Subject Property measures approximately 2,317 square feet in area and is developed with a three-story over basement, mix-use building, constructed in 1966. The subject building contains a basement for off-street parking, two commercial spaces on the ground floor and three residential units occupying the two upper floors. Currently, one commercial space is vacant (most recently occupied by a Fringe Financial Service) and the second commercial space is occupied by Alcoholics Anonymous. The vacant commercial space contains approximately 12 feet 6 inches of frontage and approximately 760 gross square feet of floor area.

3. **Surrounding Properties and Neighborhood.** The Project Site is located near the northeast end of the subject block on Mission Street, between Admiral Avenue and Trumbell Street, in the Outer Mission Neighborhood. Existing development along the subject block-face on Mission Street consists of nine two- and three-story mixed-use buildings within this portion of the NC-2 District. The non-residential establishments along this portion of Mission Street include one religious facility, two medical offices, three professional offices, and two retail stores. Properties directly across the street, which are also within the NC-2 District, include a gas station and a supermarket. The surrounding residential properties on Admiral Avenue and Alemany Boulevard are within the RH-1 (Residential, House, One-Family) Zoning District.

The Project Site is located in an NC-2 District, which is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison

shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes.

These districts range in size from two or three blocks, to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

The small-scale district controls provide for mixed-use buildings, which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services and medical, business and professional offices. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

4. **Project Description.** The Project proposes to convert a vacant, approximately 760 square feet, ground floor commercial space into a massage establishment (dba Miracle Chi Gong Massage) within the three-story, mixed-use building. A Fringe Financial Service formerly occupied the ground floor commercial space. The Project will involve a few interior tenant improvements, such as new light fixtures and painting. No expansion to the existing building envelope is proposed under this Project. The proposed hours of operation for this massage establishment are 10 a.m. to 9 p.m. Monday through Saturday and 11 a.m. to 6 p.m. Sunday.

This Project will be the opening of the owner's first massage establishment in San Francisco. The Project will include foot massage and body massage. The services will be provided in an open floor room with windows to the street. The patrons would remain dressed during the entire massage service.

The Project is not a Formula Retail use but rather an independently owned and operated business, which is encouraged throughout San Francisco.

5. **Public Comment.** The Department received one e-mail from a neighbor residing on Admiral Avenue, who expressed opposition to the Project. The Project Sponsor furnished the Department with a petition signed by a number of residents in the surrounding neighborhood, who expressed support for 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. **Planning Code Section 711.21** establishes size limits on non-residential use sizes in the NC-2 Zoning District. Within the District, Conditional Use authorization is required for any non-residential use that exceeds 3,999 square feet of gross floor area.

*The Project would contain 760 square feet of gross floor area, which is well within the principally permitted use size limitations.*

- B. **Planning Code Sections 711.22 and 151** require off-street parking for every 300 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

*The Project will occupy approximately 760 square feet of occupied floor area and thus does not require off-street parking.*

- C. **Planning Code Section 711.27** permits hours of operation, as defined by Planning Code Section 790.48, from 6 a.m. to 2 a.m. and from 2 a.m. to 6 a.m. by conditional use authorization.

*The proposed hours of operation of the Project are 10 a.m. to 9 p.m. Monday through Saturday and 11 a.m. to 6 p.m. Sunday, which are within those hours principally permitted by Planning Code Section 711.27.*

- D. **Planning Code Section 711.54** allows a massage establishment on the first floor in the NC-2 (Small-Scale Neighborhood Commercial) District with Conditional Use authorization.

*The Project Sponsor seeks Conditional Use authorization to allow a massage establishment on the first floor in the NC-2 (Small-Scale Neighborhood Commercial) District.*

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

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

*The Project is necessary and desirable because it will provide a massage use for local residents and visitors of the Outer Mission Neighborhood. The authorization of this Project will not result in the displacement of any other neighborhood serving use, as the subject commercial space is currently vacant. The Project will compliment the mix of goods and services currently available in the District and contribute to the economic vitality of the neighborhood.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project

that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project size and shape are compatible with the pattern of development in the area. The Project will not include any change to the exterior dimensions of the subject building.*

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

*The Planning Code does not require off-street parking or loading for a massage establishment measuring approximately 760 square-feet of occupied floor area in an NC-2 District. The Project is designed to meet the needs of the residents in the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Additionally, the Property is well served by public transit, via Muni Bus Route 14 and 49 operating on Mission Street, directly in front of the Project site.*

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

*The Project will not generate any noxious or offensive emissions due to the nature of the use.*

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

*The Project is not expected to create a constant demand for on-street loading as there are minimal supplies delivered in association with a massage establishment. The Department shall review all lighting and signs proposed for the Project.*

- 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, on balance, consistent with objectives and policies of the General Plan.*

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

*The Project is consistent with the stated purpose of NC-2 Districts in that it is intended to be a neighborhood-serving business and it is located at the ground floor.*

8. **Planning Code Section 711.54** allows massage establishments with Conditional Use authorization in the NC-2 District and requires that the Planning Commission shall make findings as outlined in Planning Code Section 790.60(c) in addition to those required under Planning Code Section 303(c), based on the following criteria:

- 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 1908 of the San Francisco Health Code.

***Criterion Met***

*The Project Sponsor has filed for a massage permit with the Department of Public Health. Conditions of approval will ensure that the Project Sponsor 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:

- i. 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.

***Criterion Met:***

*The proposed massage establishment will be on the ground floor of the subject building. The street frontage for the Project measures approximately 12 feet 6 inches, with nearly the entire frontage devoted to the Project's entrance or windows at the pedestrian eye level.*

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

***Criterion Met:***

*The proposed massage establishment has clear, un-tinted glass along its entire frontage.*

- iii. 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.

***Criterion Met:***

*The commercial frontage of the proposed massage establishment is predominantly dedicated to a large window. There are no bars or grills in front of or behind such windows.*

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

**Criterion Met:**

*Existing streetlights in front of the Subject Property will provide adequate pedestrian-oriented lighting to the Subject Property.*

- 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.

**Criterion Met:**

*Based on Department staff's site visit on January 12<sup>th</sup>, 2011, the interior layout of the Project is oriented such that there is direct access and visibility from the street. The Project includes one large, single room where all of the massage work will be conducted. The Project's storefront is mostly dedicated to glazing, with direct visibility into the open tenant space. There are no security cameras or buzzers installed at the entry in association with the Project.*

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 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 authorization of the Project within the existing vacant commercial space (previously occupied by a Fringe Financial Service) will provide desirable services and employment opportunities to individuals who live in, work in, or visit the surrounding neighborhood. The Project will bring a net benefit to the community by providing foot and body massage services on Mission Street within the NC-2 District.*

*The Department has contacted the City's Department of Public Health and the Police Department's Vice Crimes Division, and there is no history of violations, citations, or complaints for the Project Sponsor.*

**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.

**Policy 2.3:**

Maintain a favorable social and cultural climate in the City in order to enhance its attractiveness as a firm location.

*The Project will occupy an existing vacant commercial space and will enhance the diverse economic base of the City. It also adds a desirable amenity of a massage establishment for consumers of the subject neighborhood commercial corridor along Mission Street.*

**OBJECTIVE 3**

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

**Policy 3.1:**

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment opportunities for unskilled and semi-skilled workers.

**Policy 3.2:**

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

*The Project represents a new commercial establishment within an existing vacant storefront, which will serve the residents of the Outer Mission Neighborhood and patrons of the Mission Street NC-2 District. The Project is a small, independently-owned business, which will help create a number of San Francisco jobs held by San Francisco residents.*

**OBJECTIVE 6:** MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

**Policy 6.1:**

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

**Policy 6.2:**

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

*An independent entrepreneur is sponsoring the Project. The Project is a neighborhood serving use and is not a Formula Retail use.*

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

*The Project will not displace any neighborhood-serving retail use as the subject commercial space is currently vacant. The Project is an independently-owned, small business, which will bring additional employment opportunities to the neighborhood.*

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 would not result in the loss of any dwelling units at the Property. The scale and nature of the Project is compatible with the existing character of the NC-2 District.*

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

*The Project will not affect the supply of affordable housing in the City. No housing will be removed as part of this Conditional Use request to allow the Project on a vacant ground floor commercial space.*

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

*The Project site is well served by public transit. Muni Bus Route 14 and 49 operate directly in front of the Project site on Mission Street. The Project is not expected to impact existing vehicular traffic or parking in the neighborhood because it is primarily intended to serve residents in the immediate neighborhood, who can access by walking or taking public transit.*

- 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 any industrial or service sectors establishments, or any related employment opportunities. Rather, the Project will bring new service sector employment opportunities to the neighborhood.*

- 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 San Francisco's Building Code. The Project will not affect the Subject Property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved; and

*There are no exterior modifications proposed as part of this Project and there are no landmarks or historic buildings located on the Subject Property.*

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

*The Project will have no negative impact on existing parks or open spaces, as it is a use to be established within an existing ground floor commercial space. The Project does not include any expansion of the existing mixed-use building.*

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. 2010.1028C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application dated April 10<sup>th</sup>, 2011 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 No. XXXXX. 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 7<sup>th</sup>, 2011

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 7<sup>th</sup>, 2011

## EXHIBIT A

### AUTHORIZATION

This authorization is for a Conditional Use to convert a vacant ground floor commercial space (formerly occupied by a Fringe Financial Service) with approximately 760 square feet of gross floor area into a massage establishment (dba Miracle Chi Gong Massage) of a three-story, mixed-use building, located at 4124 Mission Street in Assessor's Block 6804, Lot 001, pursuant to Planning Code Sections 711.54, 790.60 and 303 within an NC-2 (Small-Scale, Neighborhood Commercial) District and a 40-X Height and Bulk District; in general conformance with plans, dated April 10<sup>th</sup>, 2011, and stamped "EXHIBIT B" included in the docket for Case No. 2010.1028C and subject to conditions of approval reviewed and approved by the Planning Commission on July 7<sup>th</sup>, 2011 under Motion No. XXXXX. This authorization and the conditions contained herein run with the Subject 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 July 7<sup>th</sup>, 2011 under Motion No. XXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the Project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the Project and conveys no independent right to construct the Project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Planning Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved. Additionally, the Planning Commission may revoke this Conditional Use authorization if the Department of Public Health revokes the health permit for massage.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

### MONITORING - AFTER ENTITLEMENT

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

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

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

5. **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 Planning Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

## OPERATION

6. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*
7. **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 at 415--695-2017, <http://sfdpw.org>*
8. **Community Liaison.** Prior to issuance of a building permit application to construct the Project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
9. **Massage Establishments.** All massage establishments shall comply with the following standard massage use operation standards:
  - a. 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.

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

The Board of Supervisors has received a request from the applicant for a change in the use of the property located at 4124 Mission Street, San Francisco, California. The applicant is requesting a change from the current use to a new use. The Board of Supervisors has reviewed the request and has determined that the proposed change is consistent with the applicable zoning ordinance. The Board of Supervisors has approved the request and has issued a decision in favor of the applicant. The applicant is required to comply with the applicable zoning ordinance and to obtain all necessary permits from the appropriate agencies. The Board of Supervisors has also determined that the proposed change is in the public interest and that it is in the best interests of the community. The Board of Supervisors has therefore approved the request and has issued a decision in favor of the applicant. The applicant is required to comply with the applicable zoning ordinance and to obtain all necessary permits from the appropriate agencies.



**SAN FRANCISCO  
PLANNING DEPARTMENT**

Date received:  
**RECEIVED**

APR 13 2011

**Environmental Evaluation Application**

**CITY & COUNTY OF S.F.**  
PLANNING DEPARTMENT  
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at [sfgov.org/planning](http://sfgov.org/planning).**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9024, [brett.bollinger@sfgov.org](mailto:brett.bollinger@sfgov.org)

Chelsea Fordham or Jeanie Poling  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9071, [chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)  
(415) 575-9072, [jeanie.poling@sfgov.org](mailto:jeanie.poling@sfgov.org)

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Applicant's Affidavit.** I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): Sherman Yan  
(For Staff Use Only) Case No. 2010.1038E

Date: 4/10/11  
Address: 4124 MISSION ST.  
Block/Lot: 6804/001

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner ALBERT TERRANOVA. Telephone No. (415) 841-2100  
 Address 771 MONTEREY BLVD. Fax No. \_\_\_\_\_  
S.F. CA. 94127 Email \_\_\_\_\_  
 Project Contact SHERMAN YAN Telephone No. (415) 517 7277  
 Company S & A ENGINEERING DESIGN Fax No. \_\_\_\_\_  
 Address 423 YALE ST. Email SAB YAN FUN @ AOL.COM  
S.F. CA 94134

Site Information

Site Address(es): 4124 MISSION STREET.  
 Nearest Cross Street(s) ADMIRAL  
 Block(s)/Lot(s) 6804 / 001 Zoning District(s) NC 2  
 Site Square Footage 695 SF. Height/Bulk District 40 X  
 Present or previous site use N/A  
 Community Plan Area (if any) \_\_\_\_\_

Project Description - please check all that apply

- Addition     Change of use     Zoning change     New construction  
 Alteration     Demolition     Lot split/subdivision or lot line adjustment  
 Other (describe) \_\_\_\_\_ Estimated Cost \$ 10,000<sup>w</sup>

Describe proposed use MASSAGE THERAPY / REFLEXLOGY

Narrative project description. Please summarize and describe the purpose of the project.  
CHANGE EXISTING OFFICE USE TO MASSAGE / REFLEXLOGY THERAPY

SAN FRANCISCO DEPARTMENT OF CITY PLANNING  
CATEGORICAL EXEMPTION FROM ENVIRONMENTAL REVIEW

**CLASS 1 - Existing Facilities**  
 Change of use involving negligible  
 or no expansion of use.  
Brett Bollinger 5/08/11  
 Approved Planning Dept. Brett Bollinger

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district?  If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district?  If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade?  If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more?  If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition?  If yes, please submit a <i>Tree Disclosure Statement</i> .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height?  If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and <b>should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher?  If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?  If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?  If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program?  If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?  If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

**PART 4 – PROJECT SUMMARY TABLE**

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

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3 UNITS	YES	—	—
Retail	—	—	—	—
Office	2	2	—	—
Industrial	—	—	—	—
Parking	—	—	—	—
Other (specify use)				
Total GSF				
Dwelling units	—	—	—	—
Hotel rooms	—	—	—	—
Parking spaces	—	—	—	—
Loading spaces	—	—	—	—
Number of buildings	1	1	—	—
Height of building(s)	30	YES	—	—
Number of stories	3	3	—	—

Please describe any additional project features that are not included in this table:

**Additional Information:** Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

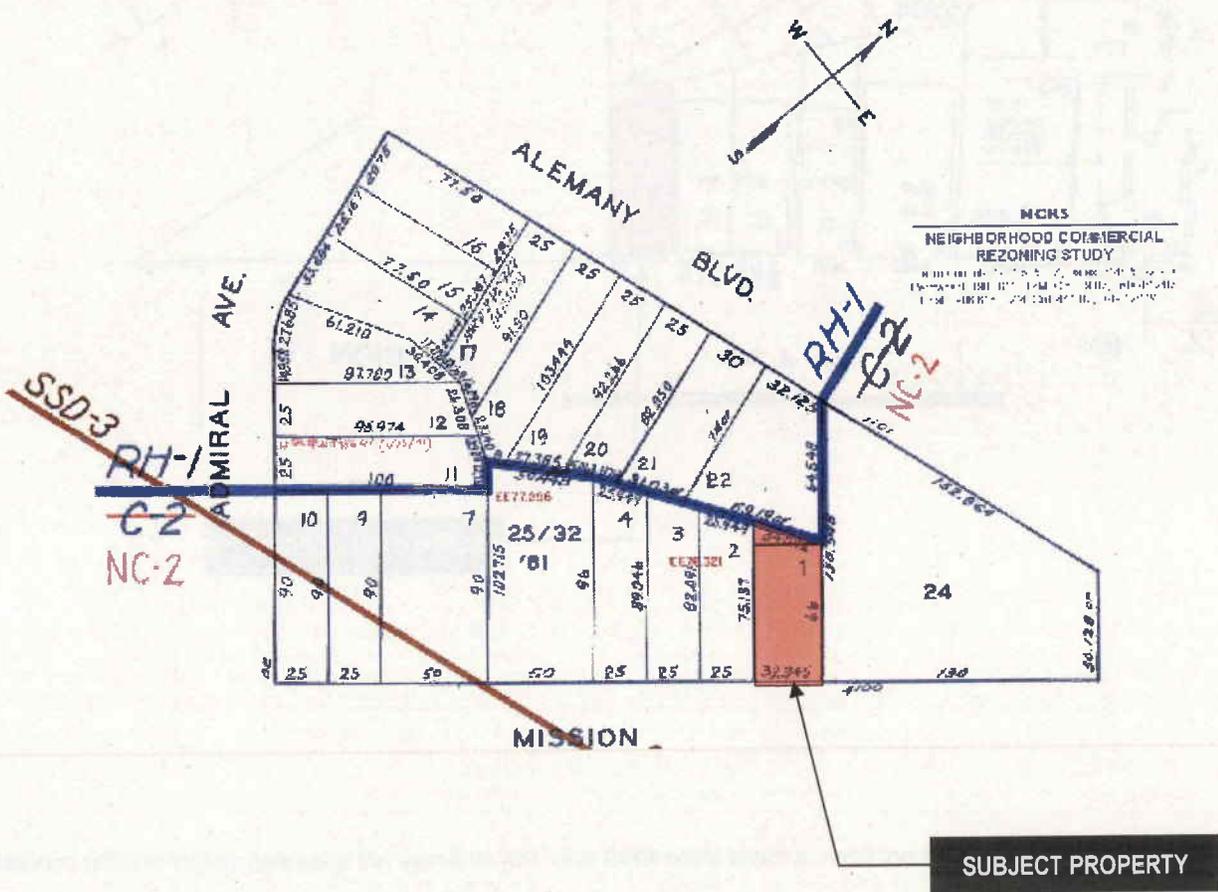
# Parcel Map

6804

CASTLE MANOR

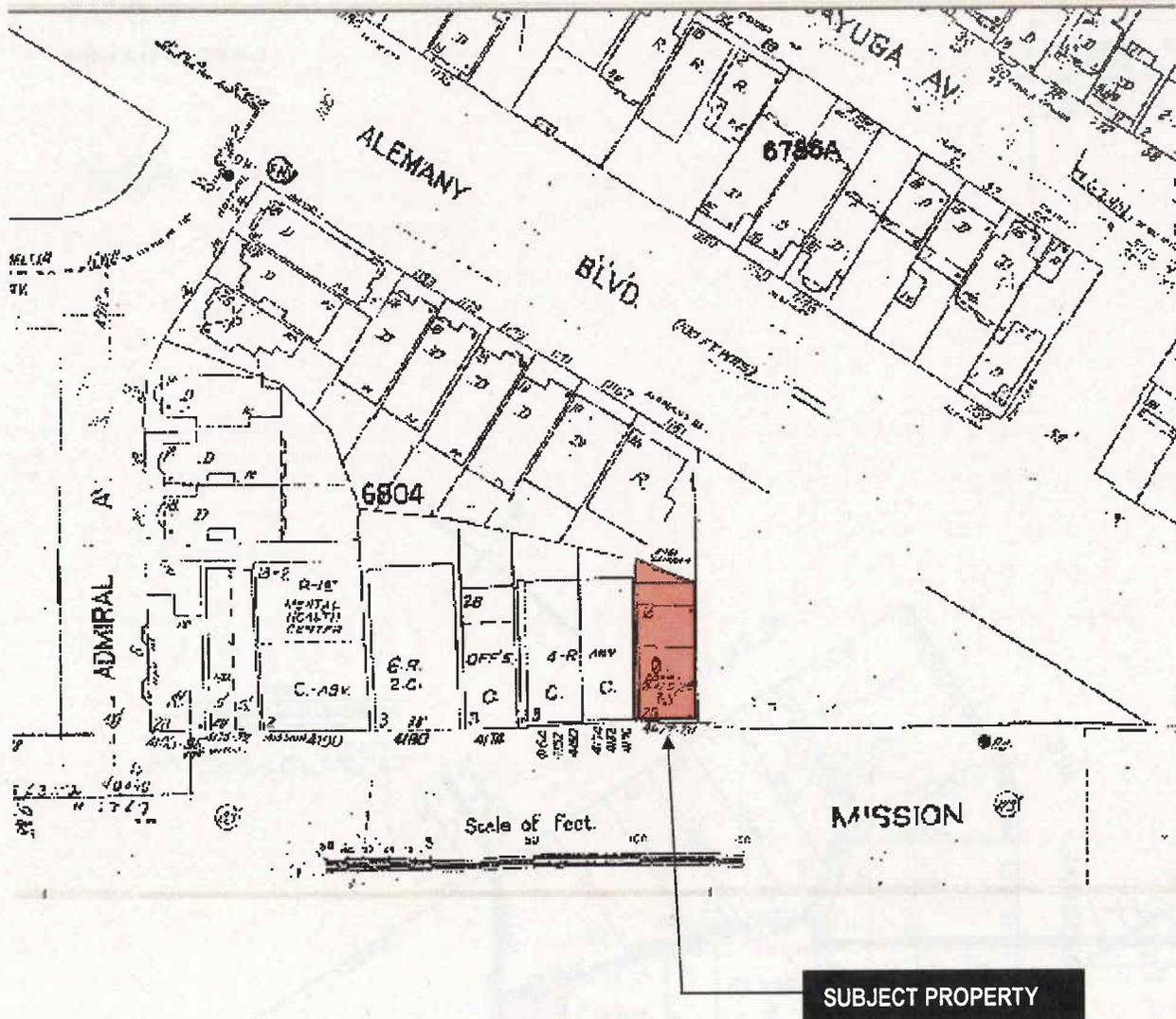
LOTS MERGED		
Lots	Into Lot	Year
23	25	1935
26	7	1939
8	7	1949

40-X



Planning Commission Hearing  
 Case Number 2010.1028C  
 4124 Mission Street

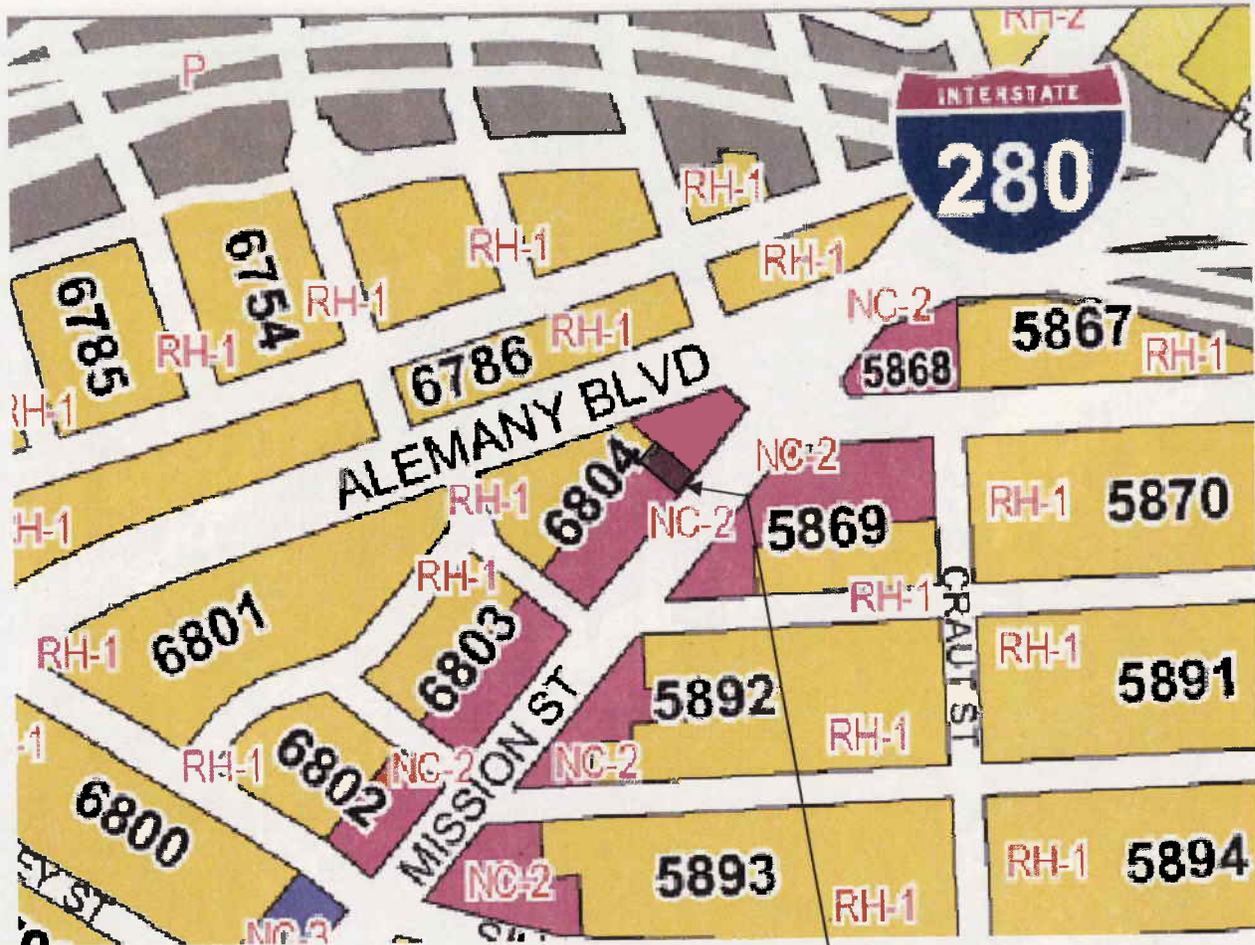
# Sanborn Map\*



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



# Zoning Map



**SUBJECT PROPERTY**

## ZONING USE DISTRICTS

### RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

### RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

### NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

### SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

### COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-OS(D)

### INDUSTRIAL DISTRICTS

C-M M-1 M-2

### CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

### RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

### REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

### DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

### MISSION BAY DISTRICTS

MB-OS MB-O

### PUBLIC DISTRICT

P



Planning Commission Hearing  
Case Number 2010.1028C  
4124 Mission Street

# Aerial Photo

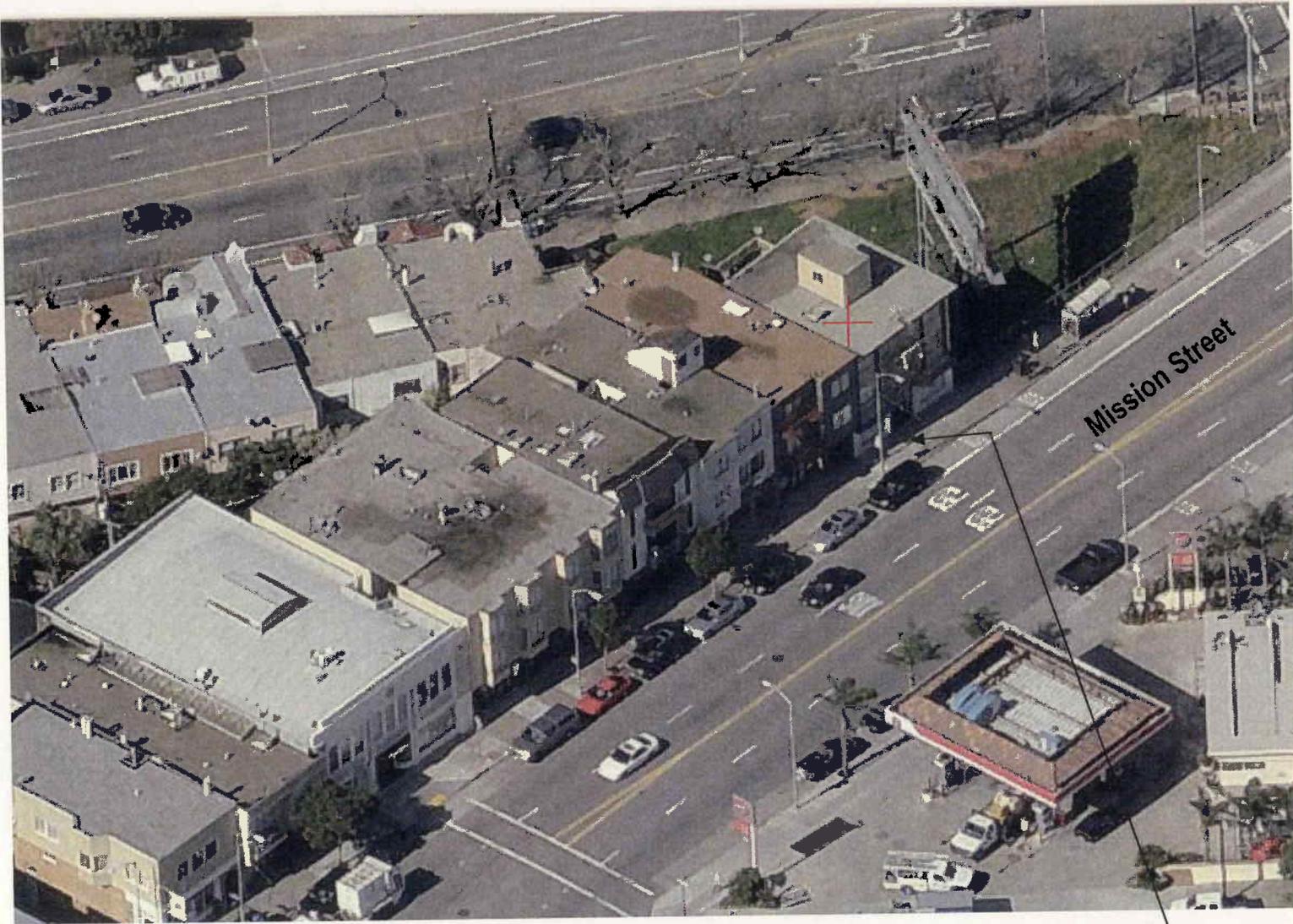


**SUBJECT PROPERTY**



Planning Commission Hearing  
Case Number 2010.1028C  
4124 Mission Street

# Aerial Photo

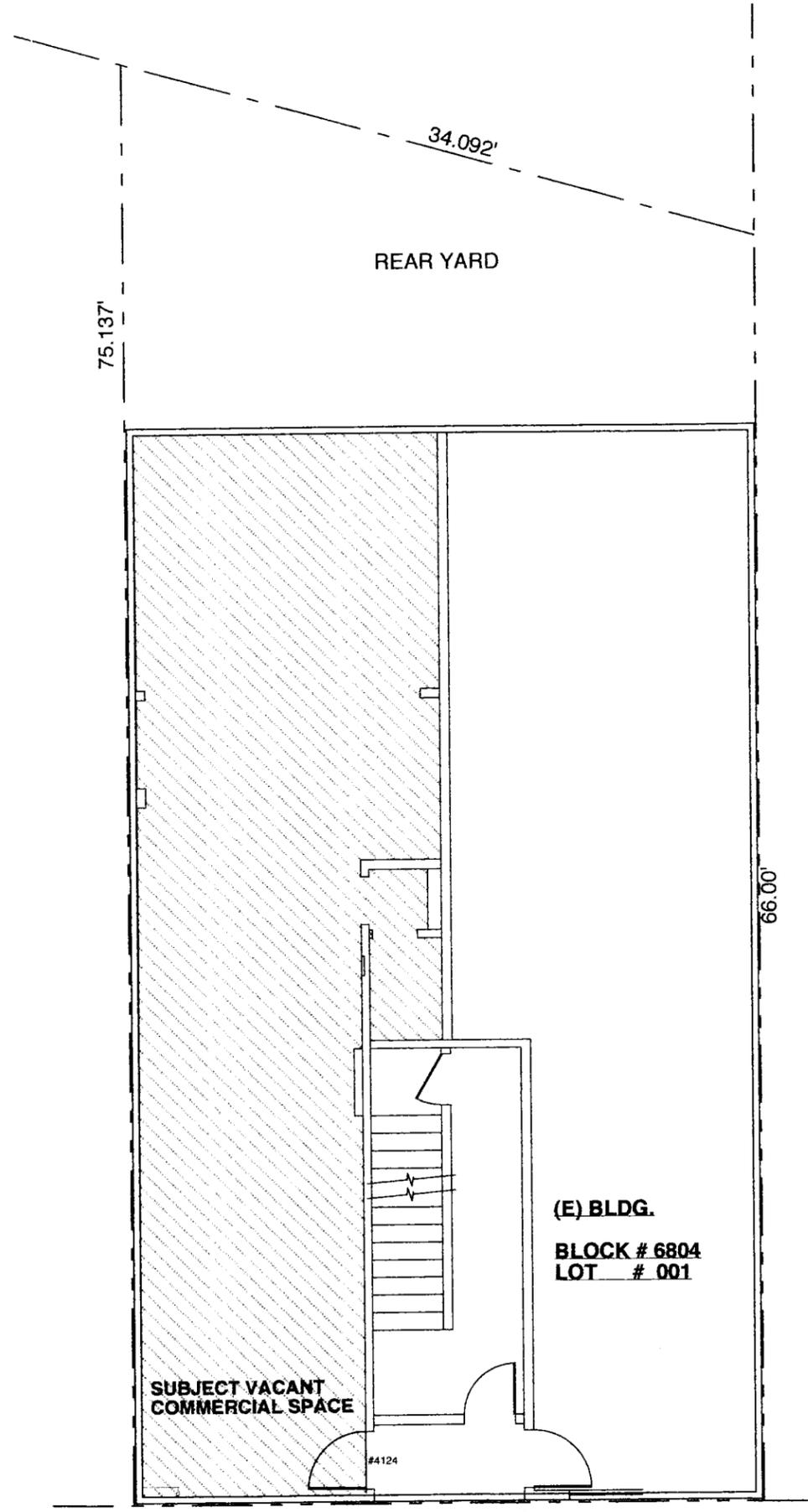


**SUBJECT PROPERTY**

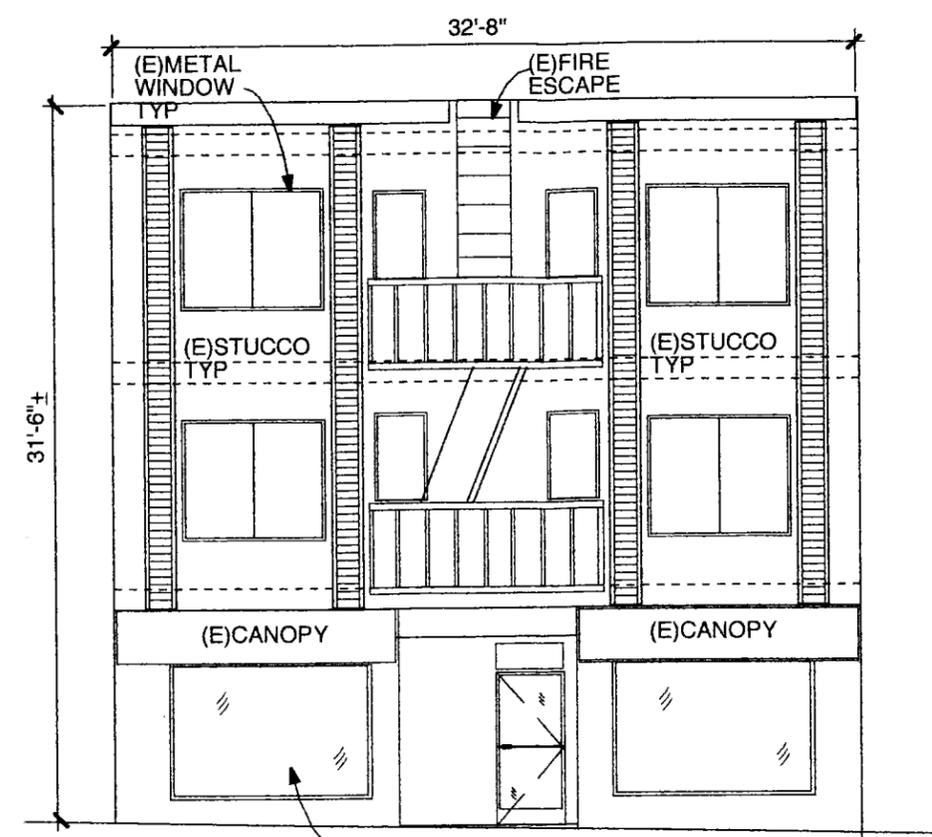


Planning Commission Hearing  
Case Number 2010.1028C  
4124 Mission Street

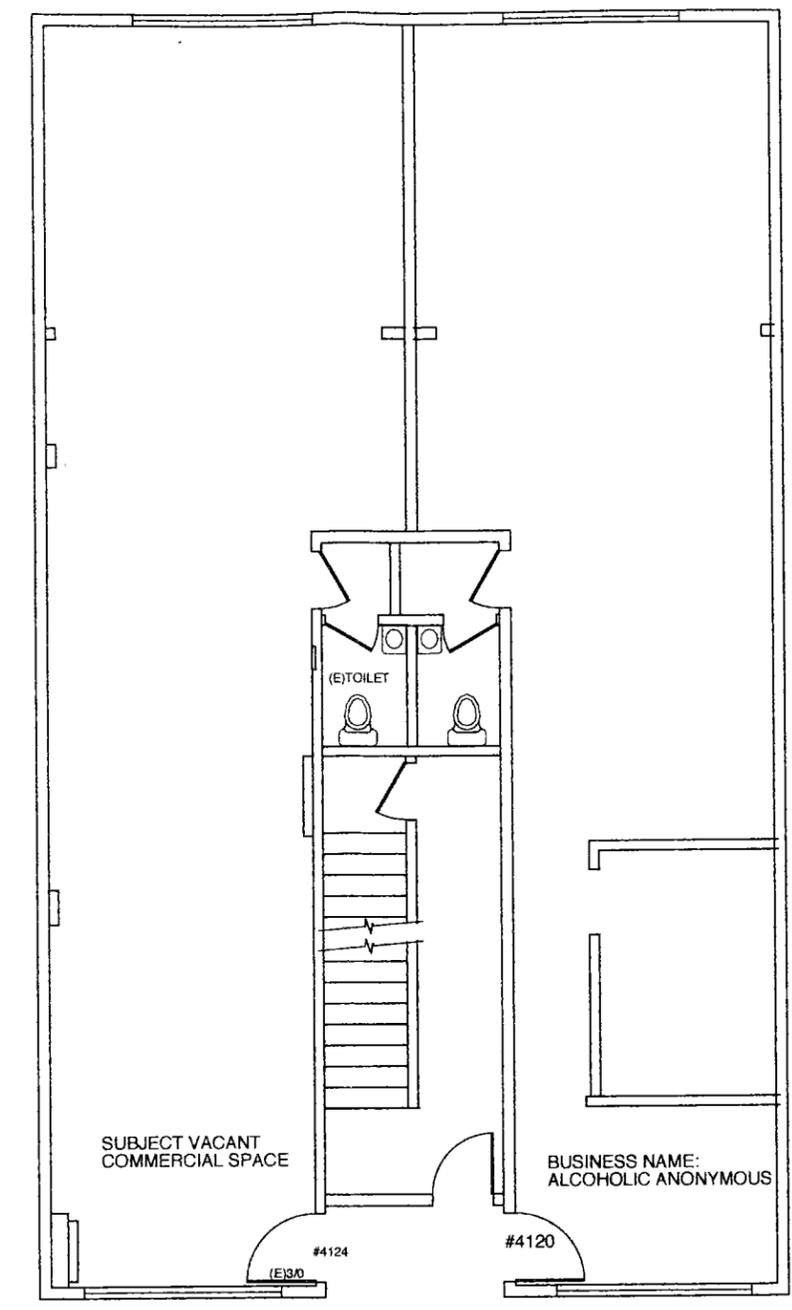




**SITE PLAN**  
SCALE: 1/8" = 1'-0"



**(E) FRONT ELEVATION (NO CHANGES)**  
SCALE: 1/8" = 1'-0"



**(E) FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

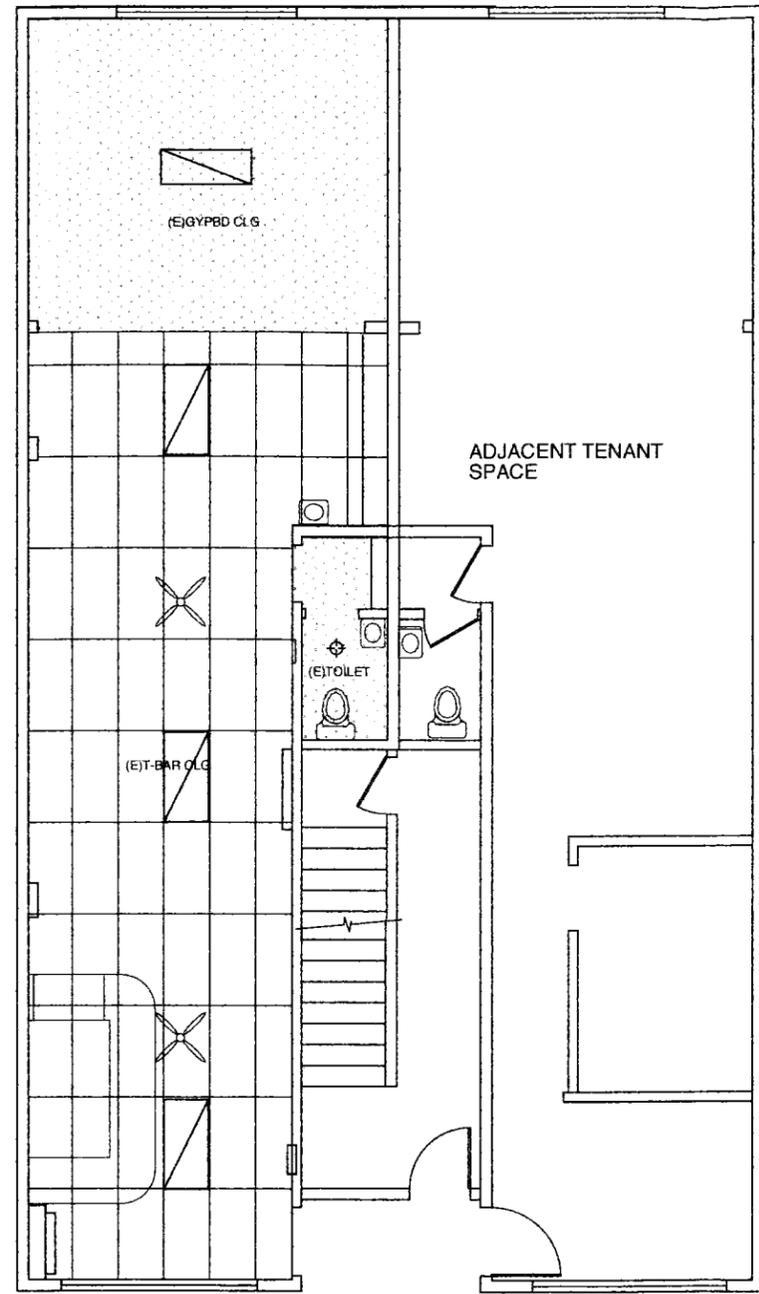
PROJECT DATA	SCOPE OF WORK
1. ZONING = NC-2 2. OCCUPANCY GROUP = B 3. BUILDING CONSTRUCTION TYPE = 5B 4. 3-STORY W/ BASEMENT 5. EXISTING GROUND FLOOR AREA: 760 sf 6. PROPOSED NEW MESSAGE FLOOR AREA: 760 sf 7. OPERATION HOURS: Monday - Saturday = 10:00am To 9:00pm Sunday = 11:00am To 6:00pm	1. CONVERT A VACANT COMMERCIAL SPACE TO A MESSAGE ESTABLISHMENT.
	DRAWING LIST
	A-1 SITE & (E) FLOOR PLAN A-2 FLOOR PLAN & REFLECTED CEILING PLAN

REVISIONS	BY

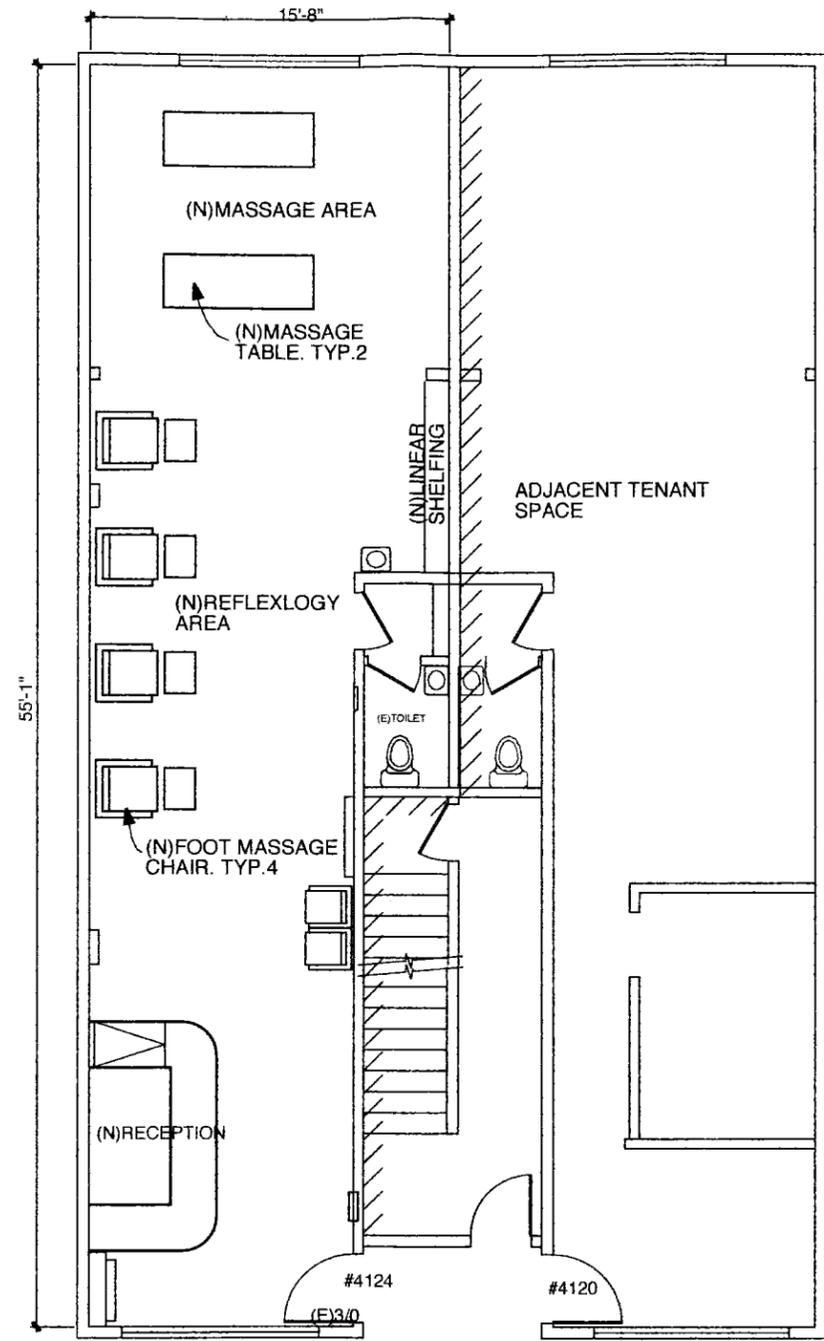
**TENANT IMPROVEMENT**  
**MIRACLE CHI GONG MASSAGE**  
4124 MISSION STREET, SAN FRANCISCO, CA.

**S & A ENGINEERING DESIGN**  
423 YALE STREET  
SAN FRANCISCO, CA. 94134  
TEL: (415) 337-5396  
E-MAIL: SABYANFUN@AOL.COM

SITE PLAN & FLOOR PLAN  
ELEVATION  
DATE: 10-16-10  
SCALE: AS SHOWN  
DRAWN: SY  
JOB: 1055  
SHEET **A-1**  
OF SHEETS 2



REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS	BY

TENANT IMPROVEMENT  
MIRACLE CHI GONG MASSAGE  
4124 MISSION STREET, SAN FRANCISCO, CA.

S & A ENGINEERING DESIGN  
423 YALE STREET  
SAN FRANCISCO, CA. 94134  
TEL: (415) 337-5396  
E-MAIL: SABYANFUN@AOL.COM

FLOOR PLAN & REFLECTED  
CEILING PLAN

DATE: 10-16-10

SCALE: AS SHOWN

DRAWN: SY

JOB: 1055

SHEET A-2