



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JANUARY 24, 2013
(CONTINUED FROM JANUARY 17TH HEARING)
CONSENT CALENDAR

Date: January 17, 2013
Case No.: **2012.1291C**
Project Address: **369 - 3rd Avenue**
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) District
50-X Height and Bulk District
Block/Lot: 1435/047
Project Sponsors: Youhua Huang (applicant) William Fong c/o BaSalle Realty, Inc. (owner)
381 Half Moon Lane 2543 Clement Street
Daly City, CA 94015 San Francisco, CA 94121
Michael Ryan (agent / architect)
2539 Lake Street #4
San Francisco, CA 94121
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

Request for Conditional Use authorization under Planning Code Sections 303 and 712.54 to convert vacant commercial tenant space (formerly occupied by an institutional use d.b.a. Oxman College) with approximately 2,730 square feet of floor area into a massage establishment (d.b.a. Healthy Living Massage) on the ground floor of a three-story, mixed-use building within an NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 40-X Height and Bulk District. The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.

SITE DESCRIPTION AND PRESENT USE

The project site at 369 - 3rd Avenue is on the west side of 3rd Avenue between Clement Street and Geary Boulevard. It is located within the NC-3 (Moderate-Scale Neighborhood Commercial) District and 40-X Height and Bulk District. The subject lot is 8,370 square feet (69.75 feet wide by 120 feet deep) in size and it is occupied by a three-story mixed-use building constructed in 1977. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National and California Registers as having architectural significance. The subject vacant commercial space was previously occupied by an institutional use d.b.a. Oxman College on the ground floor of the building. There are eleven residential units on the second and third floors of the building.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Project Site is located within the Inner Richmond Neighborhood. Most of the surrounding development consists of a variety of mixed-use buildings and multi-family residential buildings two to four stories in

height with a few commercial establishments (restaurants, specialty store, dry cleaners) on the subject and opposite blocks. Some of the commercial establishments include Burger King, Young's Cleaners, Kingdom Medical Supply, Sloat Garden Center, Giorgio's Pizzeria, and Bella. The surrounding zoning is RM-1 (Residential-Commercial, High Density) District and NC-3 (Neighborhood Commercial, Moderate-Scale) District zoning.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 28, 2012	December 26, 2012	29 days
Posted Notice	20 days	December 28, 2012	December 28, 2012	27 days
Mailed Notice	20 days	January 4, 2013	January 4, 2013	20 days

The proposal requires Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- As of January 16, 2013, the Department has received two letters in opposition to the proposal because of concerns that the proposed massage establishment would not be an appropriate addition to the mix of commercial establishments within the Inner Richmond Neighborhood. (A copy of the opposition correspondence is attached.)

ISSUES AND OTHER CONSIDERATIONS

- The proposed massage establishment will be independently owned and is not considered a formula retail use under Section 703.3 of the Planning Code. The project sponsor has indicated that some but not all of the massage therapists that will be employed at the proposed massage establishment are certified by the California Massage Therapy Council (CAMTC) but have their permit licenses to provide massage services in San Francisco.
- The project sponsor has indicated that the reception area will be visible from the street with open clear glass windows and lighting to provide a nice "day spa" style entrance. A traditional eastern style archway will lead to an open area of the massage establishment that is right behind the reception area wall; the open area will be arranged with about eight massage chairs of the type that allow for foot and lower leg massage for traditional Chinese style massage (comparable to shiatsu style massage) as opposed to western style shoulder and back chair massage. There will be four other massage rooms, two shower table massage rooms (which utilize a jet of warm water to massage clients' backs and legs while laying prone on the table), and a sauna.

REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization pursuant to Sections 712.54 and 303 of the Planning Code to convert vacant commercial tenant space (formerly occupied by an institutional use d.b.a. Oxman College) with approximately 2,730 square feet of floor area into a massage establishment (d.b.a. Healthy Living Massage) on the ground floor of the three-story mixed-use building within an NC-3 Zoning District and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The proposed project meets all applicable requirements of the Planning Code.
- The proposed project will ensure the viability and continuation of a retail-driven commercial corridor by occupying a vacant commercial space on the subject block. It will also provide new job opportunities to the City.
- The proposed massage establishment will be complimentary to the existing neighborhood-serving retail uses in the neighborhood.
- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project will enhance the economic diversity of the neighborhood by allowing a new business in the area.
 - b) The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.
 - c) The proposed project would be consistent with the mixed commercial-residential character of this portion of 3rd Avenue (bordering Geary Boulevard) within the NC-3 Zoning District.

RECOMMENDATION: Approval with Conditions
--

Attachments:

Zoning District Map
Parcel Map
Sanborn Map
Aerial Photographs
Site and Context Photographs
Reduced Plans

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Public comment |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> |

SMY

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

Planner's Initials

SMY: C:\369 - 3rd Avenue summary-smy.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. XXXXX

HEARING DATE: JANUARY 24, 2013

Date: January 17, 2013
Case No.: **2012.1291C**
Project Address: **369 - 3RD AVENUE**
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) District
40-X Height and Bulk District
Block/Lot: 1435/047
Project Sponsors: Youhua Huang (applicant) William Fong c/o BaSalle Realty, Inc. (owner)
381 Half Moon Lane 2543 Clement Street
Daly City, CA 94015 San Francisco, CA 94121
Michael Ryan (agent / architect)
2539 Lake Street #4
San Francisco, CA 94121
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303 AND 712.54 TO CONVERT A VACANT GROUND FLOOR COMMERCIAL TENANT SPACE (FORMERLY OCCUPIED BY AN INSTITUTIONAL USE D.B.A. OXMAN COLLEGE) INTO A MASSAGE ESTABLISHMENT (D.B.A. HEALTHY LIVING MASSAGE) LOCATED AT 369 - 3RD AVENUE WITHIN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 9, 2012, Michael Ryan on behalf of Youhua Huang (hereinafter "Project Sponsor") made an application for Conditional Use authorization for the property at **369 - 3rd Avenue, Lot 047 in Assessor's Block 1435** (hereinafter "Subject Property"), pursuant to Planning Code Sections 303 and 712.54 to establish a massage establishment (d.b.a. Healthy Living Massage) on the ground floor of a three-story, mixed-use building within the NC-3 District and a 40-X Height and Bulk District, in general conformity with plans dated September 24, 2012, and labeled "Exhibit B" (hereinafter "Project"). The proposal will involve interior tenant improvements to the ground floor commercial tenant space, and no expansion of the existing building envelope is proposed.

On **January 24, 2013**, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2012.1291C**.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.1291C, 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 site at 369 - 3rd Avenue is on the west side of 3rd Avenue between Clement Street and Geary Boulevard. It is located within the NC-3 (Moderate-Scale Neighborhood Commercial) District and 40-X Height and Bulk District. The subject lot is 8,370 square feet (69.75 feet wide by 120 feet deep) in size and it is occupied by a three-story mixed-use building constructed in 1977. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National and California Registers as having architectural significance. The subject vacant commercial space was previously occupied by an institutional use d.b.a. Oxman College on the ground floor of the building. There are eleven residential units on the second and third floors of the building.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Inner Richmond Neighborhood. Most of the surrounding development consists of a variety of mixed-use buildings and multi-family residential buildings two to four stories in height with a few commercial establishments (restaurants, specialty store, dry cleaners) on the subject and opposite blocks. Some of the commercial establishments include Burger King, Young's Cleaners, Kingdom Medical Supply, Sloat Garden Center, Giorgio's Pizzeria, and Bella. The surrounding zoning is RM-1 (Residential-Commercial, High Density) District and NC-3 (Neighborhood Commercial, Moderate-Scale) District zoning.
4. **Project Description.** The proposal is a request for Conditional Use authorization under Planning Code Sections 303 and 712.54 to convert vacant commercial tenant space (formerly occupied by an institutional use d.b.a. Oxman College) with approximately 2,730 square feet of floor area into a massage establishment (d.b.a. Healthy Living Massage) on the ground floor of a three-story, mixed-use building within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.

5. **Issues and Other Considerations.**

- The proposed massage establishment will be independently owned and is not considered a formula retail use under Section 703.3 of the Planning Code. The project sponsor has indicated that some but not all of the massage therapists that will be employed at the proposed massage establishment are certified by the California Massage Therapy Council (CAMTC) but have their permit licenses to provide massage services in San Francisco.
- The project sponsor has indicated that the reception area will be visible from the street with open clear glass windows and lighting to provide a nice “day spa” style entrance. A traditional eastern style archway will lead to an open area of the massage establishment that is right behind the reception area wall; the open area will be arranged with about eight massage chairs of the type that allow for foot and lower leg massage for traditional Chinese style massage (comparable to shiatsu style massage) as opposed to western style shoulder and back chair massage. There will be four other massage rooms, two shower table massage rooms (which utilize a jet of warm water to massage clients’ backs and legs while laying prone on the table), and a sauna.

6. **Public Comment.** As of January 16, 2013, the Department has received two letters in opposition to the proposal because of concerns that the proposed massage establishment would not be an appropriate addition to the mix of commercial establishments within the Inner Richmond Neighborhood.

7. **Use District.** The project site is within the NC-3 Zoning District. The NC-3 Zoning District controls are intended to provide the opportunity for a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Zoning Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes.

NC-3 Zoning Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures. NC-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels. Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions.

8. **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 712.54 – Massage Use.** Section 712.54 allows massage establishments with Conditional Use authorization in the NC-3 Zoning 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:

1. 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 applicant has applied for a massage permit with the Department of Public Health. Conditions of Approval will ensure that the applicant maintains the Massage Establishment Permit in good standing with the Department of Public Health. Failure to do so may result in this Conditional Use authorization being revoked by the Planning Commission.

2. 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 Partially Met:

The proposed massage establishment will be located on the ground floor of the subject building. The subject ground floor commercial tenant space has 29 feet of frontage on 3rd Avenue, approximately 52% of which is committed to the commercial entrances and windows.

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

Criterion Met:

The subject tenant space will have clear, un-tinted glass along the 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 is predominantly dedicated to two large windows and double doors with clear glass. There will be no bars or grills in front of or behind such windows.

3. 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:

Overhead lighting will be provided at the building's front entrance to provide adequate pedestrian-oriented lighting to the subject building.

4. 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:

No such barriers are proposed in the plans contained in Exhibit B of this Motion.

- B. **Section 712.21** establishes size limits on non-residential use sizes in the NC-3 Zoning District. Within the District, Conditional Use authorization is required for any non-residential use that meets or exceeds 6,000 square feet.

The proposed massage establishment, with approximately 2,730 square feet of floor area, is within the principally permitted use size limitations.

- C. **Sections 712.22 and 151** of the Planning Code requires off-street parking for every 300 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

The proposed massage establishment will occupy approximately 2,730 square feet of floor area and thus does not require any off-street parking.

- D. **Section 712.27** puts no limit on the hours of operation in NC-3 Districts.

The proposed hours of operation of the proposed massage establishment are 10 a.m. to 10 p.m., Monday through Friday.

- E. **Section 712.54** of the Planning Code allows massage establishments on the 1st and 2nd floors in the NC-3 Zoning District with Conditional Use authorization.

The proposed massage establishment is located on the 1st (ground) floor.

9. **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.

Tenant improvements are proposed to the existing vacant ground floor commercial space. No changes will be made to the existing building envelope.

- 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 size and shape of the site and the size, shape and arrangement of the building are adequate for the project. There will be no physical expansion of the existing building or commercial space.

- 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;

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

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

Given the nature of the proposed project (a massage service), it would not emit any glare, dust or odor.

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

The proposed project does not propose any exterior tenant improvements. There will be no addition of parking spaces, loading facilities, open space or service areas. All project signage and projections will be consistent with the controls of the Planning Code.

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

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

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

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

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

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

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

OBJECTIVE 2:

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

Policy 2.1:

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

Policy 2.3:

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

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

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 improvement 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 proposed project would provide enhanced opportunities for employment of neighborhood residents.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 6.1:

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

The proposed project would occupy a vacant commercial space with a commercial use that would be complimentary to the type of neighborhood-serving uses within the immediate area.

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 proposal. The proposed use is neighborhood-serving, and would occupy an existing vacant commercial space, thereby encouraging the vitality of the commercial corridor.

11. **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 proposed project will preserve and enhance existing neighborhood-serving retail uses by continuing to occupy a space which was vacated by another commercial use and diversifying the type of commercial establishments within the immediate neighborhood. The proposed project will provide new job opportunities to the City by employing six massage therapists, in addition to a few receptionists and assistants.

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

The proposed project will not displace housing as no housing exists in the commercial space.

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

The proposed project will not have any effects on the City's supply of affordable housing. No housing will be removed as part of this project.

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

The proposed project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents 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.

There is no commercial office development associated with the proposed project. No industrial or service sector uses would be displaced.

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

12. 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.

13. 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. 2012.1291C** subject to the following conditions attached hereto as "EXHIBIT A" 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 January 24, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to convert vacant commercial tenant space (formerly occupied by an institutional use d.b.a. Oxman College) with approximately 2,730 square feet of floor area into a massage establishment (d.b.a. Healthy Living Massage) on the ground floor of a three-story, mixed use building at 369 - 3rd Avenue in Assessor's Block 1435, Lot 047, pursuant to Planning Code Sections 303 and 712.54 within the NC-3 (Moderate-Scale Neighborhood Commercial) District and 40-X Height and Bulk District; in general conformance with plans and stamped "EXHIBIT B" included in the docket for Case No. 2012.1291C and subject to conditions of approval reviewed and approved by the Commission on January 24, 2013, under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on XXXXXX 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 proposed 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 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.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, 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

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

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

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

OPERATION

5. **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>

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

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

7. **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 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

8. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

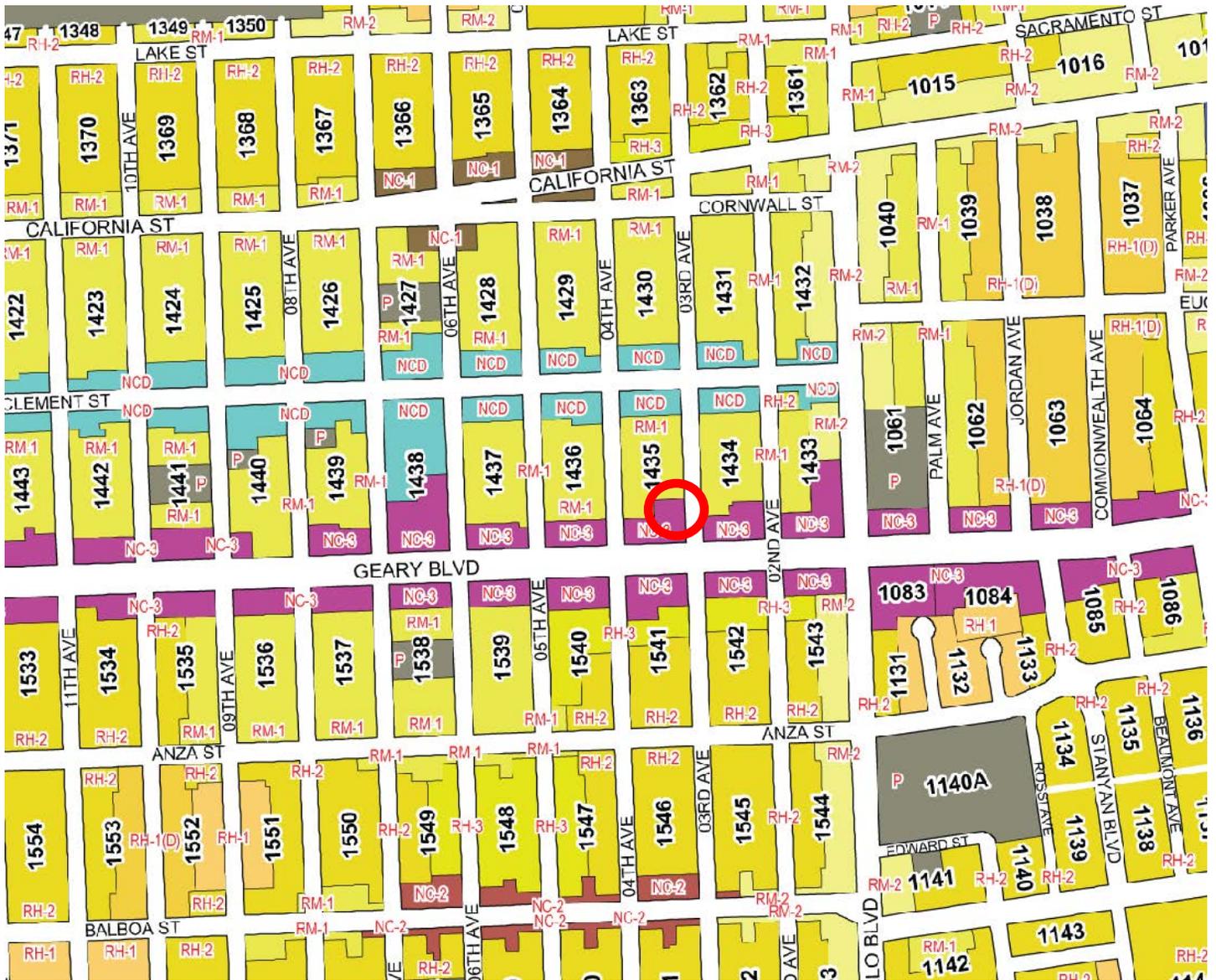
9. **Massage Establishments.** All massage establishments shall comply with the following standard massage use operation standards.

- 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 a.m. to 10:00 p.m.

- g. All persons engaged in performing massage shall be licensed for that purpose by the State of California and the licenses shall be prominently displayed on walls of the business.
- h. The Planning Commission may revoke this Conditional Use authorization if the Department of Public Health revokes the health permit for massage.

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

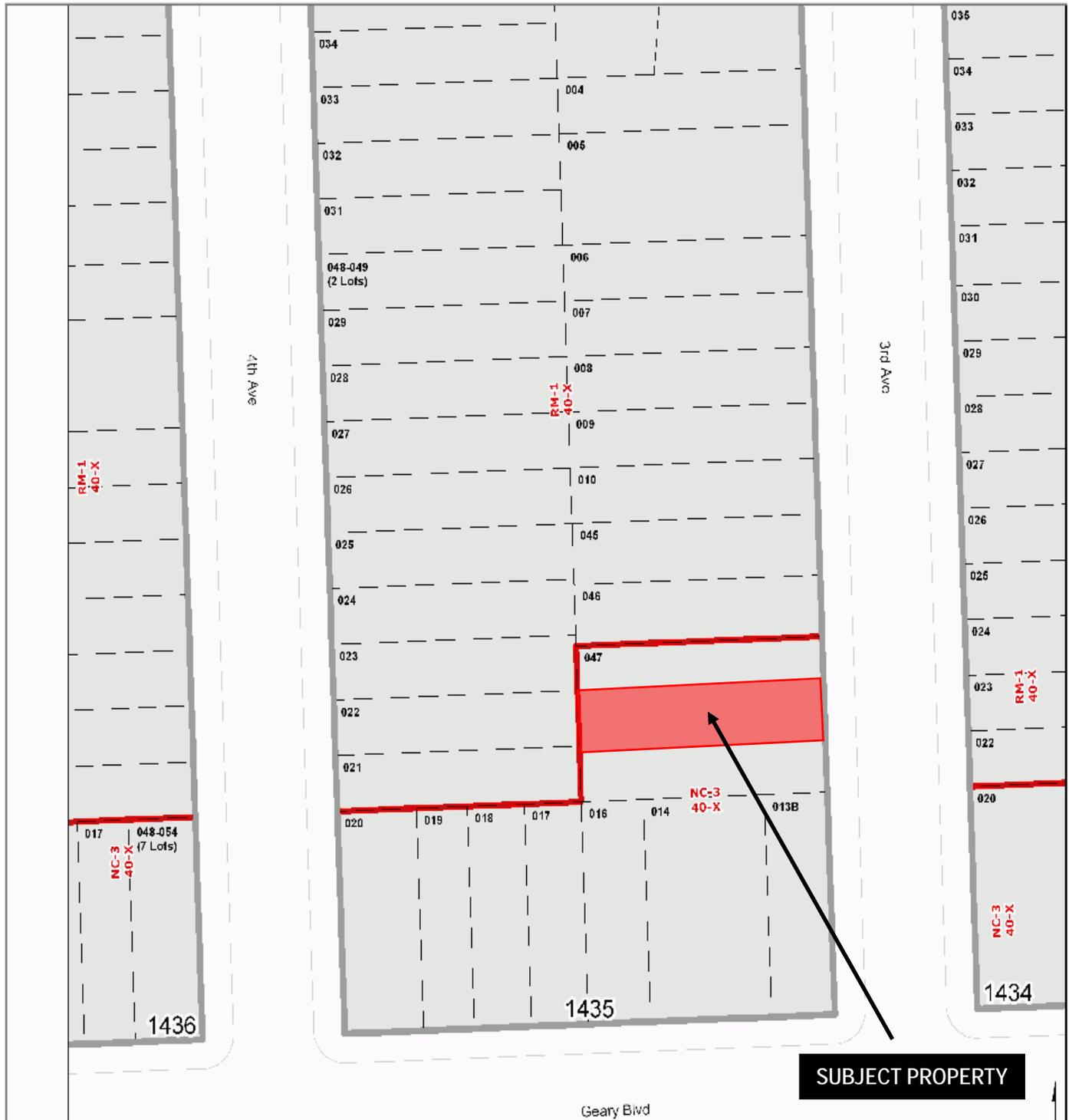
Zoning Map



Conditional Use Hearing
Case Number 2012.1291C
369 - 3rd Avenue



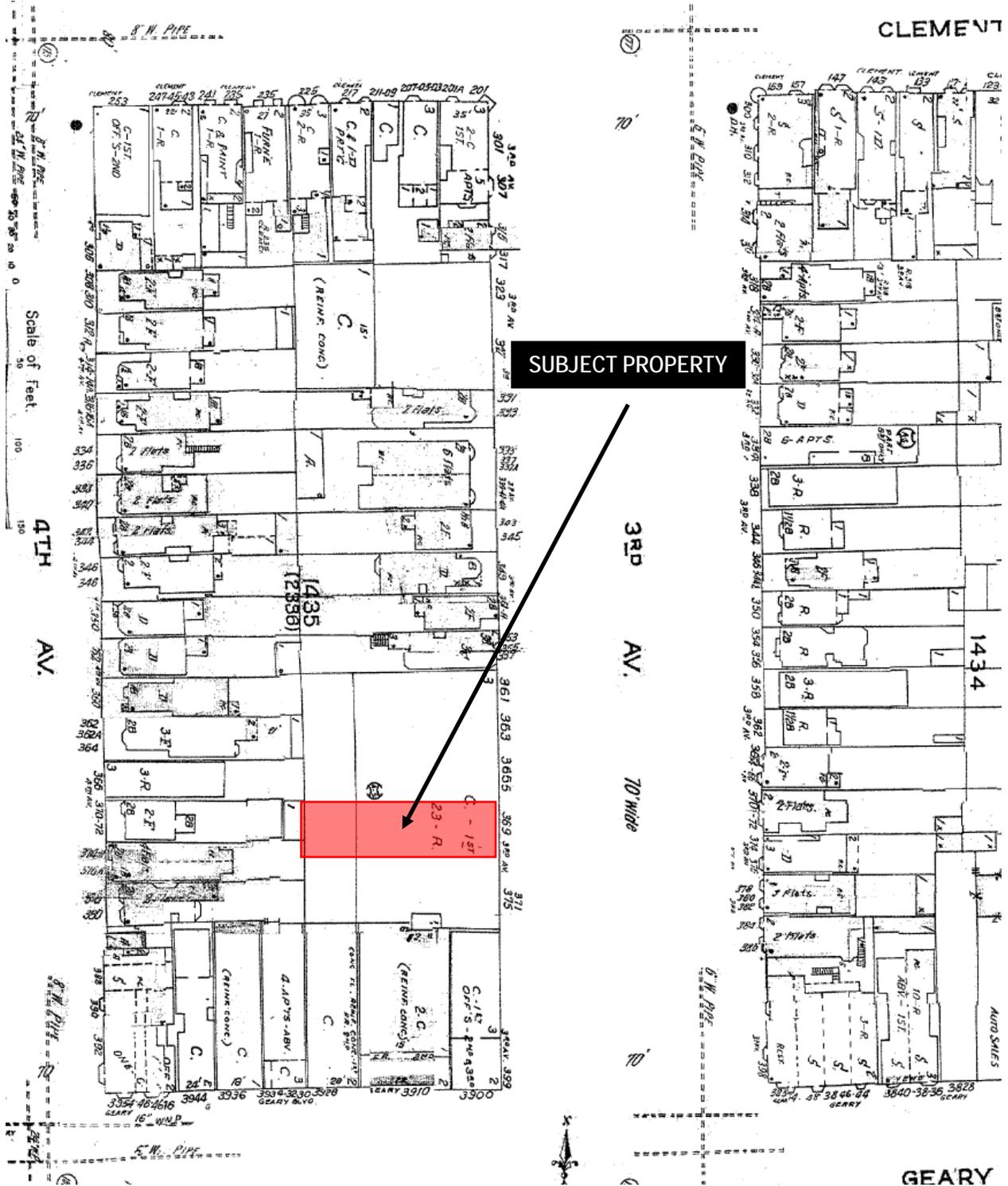
Parcel Map



Conditional Use Hearing
Case Number 2012.1291C
369 - 3rd Avenue



Sanborn Map*

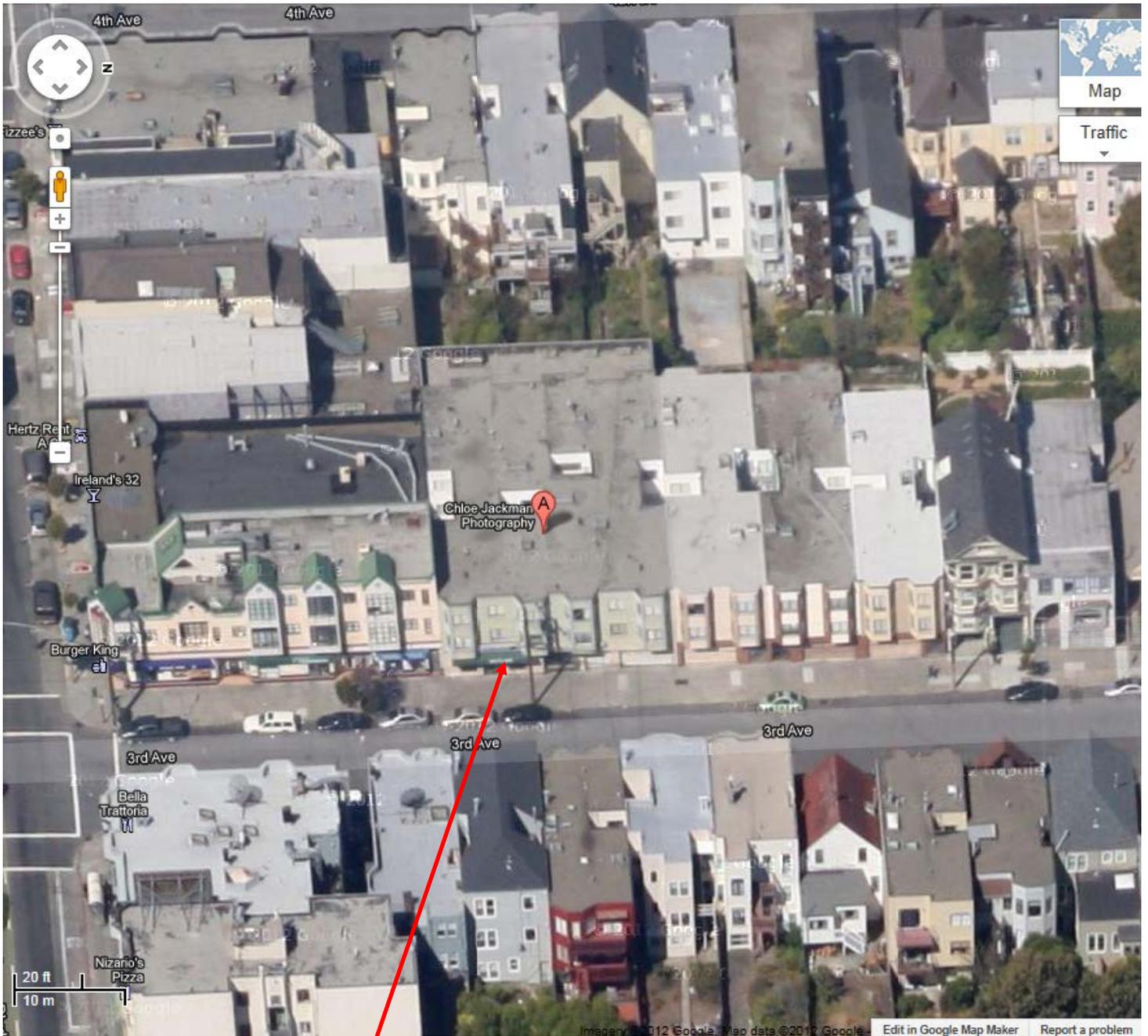


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
 Case Number 2012.1291C
 369 - 3rd Avenue



Aerial Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2012.1291C
369 - 3rd Avenue



Site Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2012.1291C
369 - 3rd Avenue

Site Photo

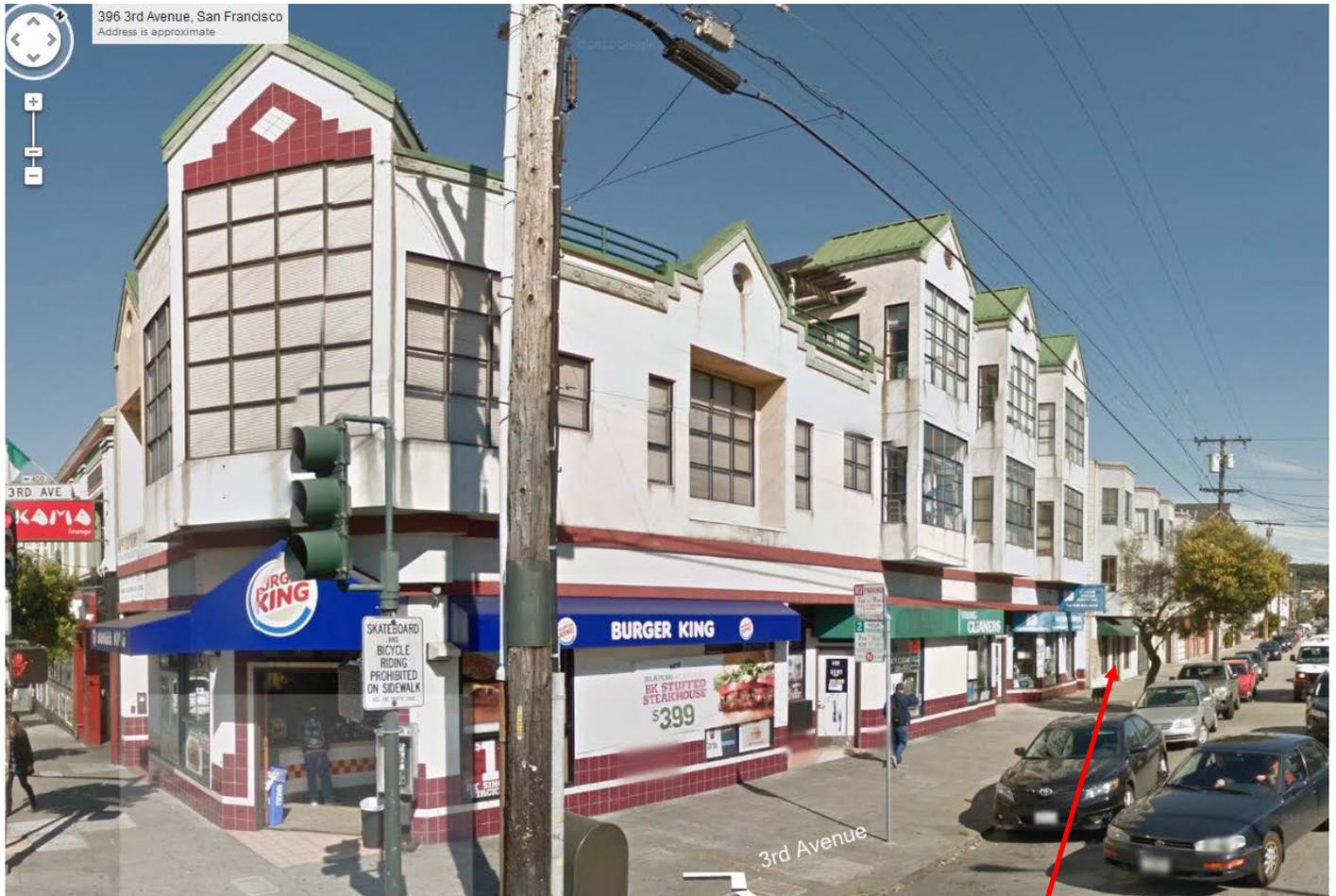


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2012.1291C
369 - 3rd Avenue

Site Photo

SUBJECT BLOCK ON 3RD AVENUE



SUBJECT PROPERTY

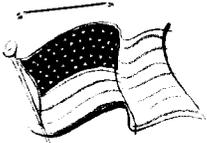
Conditional Use Hearing
Case Number 2012.1291C
369 - 3rd Avenue

Site Photo

OPPOSITE BLOCK ON 3RD AVENUE



Conditional Use Hearing
Case Number 2012.1291C
369 - 3rd Avenue



RONALD G. GAGGERO
1342 - 33rd Avenue
San Francisco, CA 94122
Phone: (415) 681-0346 / E-mail: rjgaggero@att.net

January 9, 2013

Ms. Sharon M. Young
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2012.1291C: 369-3rd Avenue (Healthy Living Massage)

Dear Ms. Young:

I am co-owner of a property at 363-365 Fourth Avenue and am protesting the planned massage parlor at 369 - 3rd Avenue. That part of the inner Richmond is loaded with bars, restaurants, shops and a multitude of other activity. Vehicle and foot traffic is continual and almost never stops. Parking is a problem for visitors and residents and the area doesn't need an influx of more people and cars.

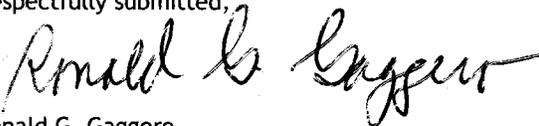
I have read about massage parlors and illegal activity that seems to accompany the massage parlor industry, including prostitutions, drugs and violent behavior. I am concerned that unsavory characters will be in the vicinity of the residents in the neighborhood and will be a negative influence on the community.

The noise level of the surrounding areas can be extremely loud and disturbing for those who want a more subdued atmosphere. The residents of the area should be of primary concern for the Planning Commission and this city has to foster more attractive ways of keeping good people here.

Is the Richmond District a good place to raise a family? Efforts of being made with the addition of several nice shops and restaurants on Clement Street, but the massage parlor will be a setback. I don't think a massage parlor adds to the attractiveness of the area and in many ways may be a detriment. Therefore, I urge the Planning Commission to use good common sense and deny the application.

My family has held that property for nearly a century and I would like to see the area return to the esteem it once held. The Planning Commission has the responsibility to do what is in the best interest of all parties and I trust you will consider the residents first and foremost.

Respectfully submitted,


Ronald G. Gaggero

From: [D. Mark](#)
To: planning@rodnevfong.com; cwu.planning@gmail.com; wordweaver21@aol.com; plangsf@gmail.com; richhillissf@yahoo.com; mooreurban@aol.com; hs.commish@yahoo.com; [Young, Sharon \(CPC\)](#)
Cc: [Secretary, Commissions](#)
Subject: 2012.1291C Public Comment on Conditional Use Authorization
Date: Wednesday, January 16, 2013 6:52:11 PM

2012.1291C
369 3rd Avenue
Public Comment on Conditional Use Authorization

President Fong
Vice President Wu
Commissioner Antonini
Commissioner Borden
Commissioner Hillis
Commissioner Moore
Commissioner Sugaya
Ms. Young
and (Acting) Commission Secretary Ionin,

I am a property owner within 300 feet of the subject site.

- I. It is of great concern that another business, with the potential to draw more cars from outside the area, could be opening in this location.

Parking is already a challenge. Large driveways in close proximity and already existing businesses on the same street (3rd Avenue) and adjacent streets (Clement and Geary) that draw many cars from outside of the neighborhood make it hard for residents to find a place for their vehicle.

Surrounding businesses

3920 Geary	Ireland's 32	full bar, live entertainment, Irish fare
3854 Geary	Bella Trattoria	Italian restaurant
3848 Geary	Buckshot	Restaurant, Bar and Game room (between Bella (on corner) and Pizza place)

The following link is a street view of Geary at 3rd Avenue with the capability to move down the street in either direction (click white arrow on the street)

<http://maps.google.com/maps?q=satellite+image+3rd+Avenue+at+Geary+Richmond+District+of+San+Francisco&hl=en&ll=37.781264,-122.461081&spn=0.000764,0.001206&sl=37.781714,-122.460898&sspn=0.003082,0.004823&t=h&gl=us&hnear=Geary+Blvd+%26+3rd+Ave,+San+Francisco,+California+94118&z=20>
fronting on 3rd Avenue

3900 Geary Blvd Suite 103	Cleaners and Alterations
3900 Geary Blvd Suite 104	Medical Supplies
327 3rd Avenue	Garden Center

The following link is a street view of 3rd Avenue, with the capability to move down the street in either direction (click white arrow on the street) and to rotate view (drag outer ring) to see both sides of 3rd Avenue.

<http://maps.google.com/maps?q=satellite+image+369+3rd+Avenue+in+Richmond+District+of+San+Francisco&hl=en&ll=37.782544,-122.461168&spn=0.000382,0.000603&sl=37.781691,-122.461437&layer=c&cbp=13,305.63,0,-0.43&cbll=37.782527,-122.461168&gl=us&hnear=369+3rd+Ave,+San+Francisco,+California+94118&t=h&z=21&panoid=n019wPLguXsJ0M9qyYb60w>

Please do not make parking even harder.
It is my understanding that a parklet on Clement near 3rd Ave is also being considered.

If the conditional use application is approved,
I would ask that certain restrictions be imposed to ease the parking congestion.

Perhaps the hours of operation could be limited so they don't coincide with the heavy parking demands in the evening.

- II. Historically, the majority of massage establishments have had more negative effects than positive ones.

One cannot automatically assume this particular business will fall into the majority.

However, please consider that negative effects
[1] are not easily tolerated or erased;
[2] can potentially have long term influence
(on those living nearby and therefore on property values);

[3] may be magnified when combined with the close proximity of establishments that serve alcohol;

Please do not allow negative influences to adversely affect our neighborhood.

If the conditional use application is approved, I request stricter penalty in the event of any violations.

Perhaps there could be an expedited process toward revoking their license and closing their business.

I do not believe adding another business in this location will be in the neighborhood's best interest.

Thank you for your time and consideration.
Kindly contact me via email if you have any questions.

Respectfully submitted,

DJM on behalf of
James Mark (3rd Avenue property owner)

HEALTH LIVING MESSAGE

Tenant Improvement for
Youhua Huang

Traditional Chinese Massage, Inc.

369 3rd. Avenue San Francisco, California

MICHAEL
RYAN AIA
ARCHITECTURE
&
DESIGN
238 LANE #4
SAN FRANCISCO
415.398.8822
STARCHITECT@GMAIL.COM
CALIF. LIC. NO. C-30719

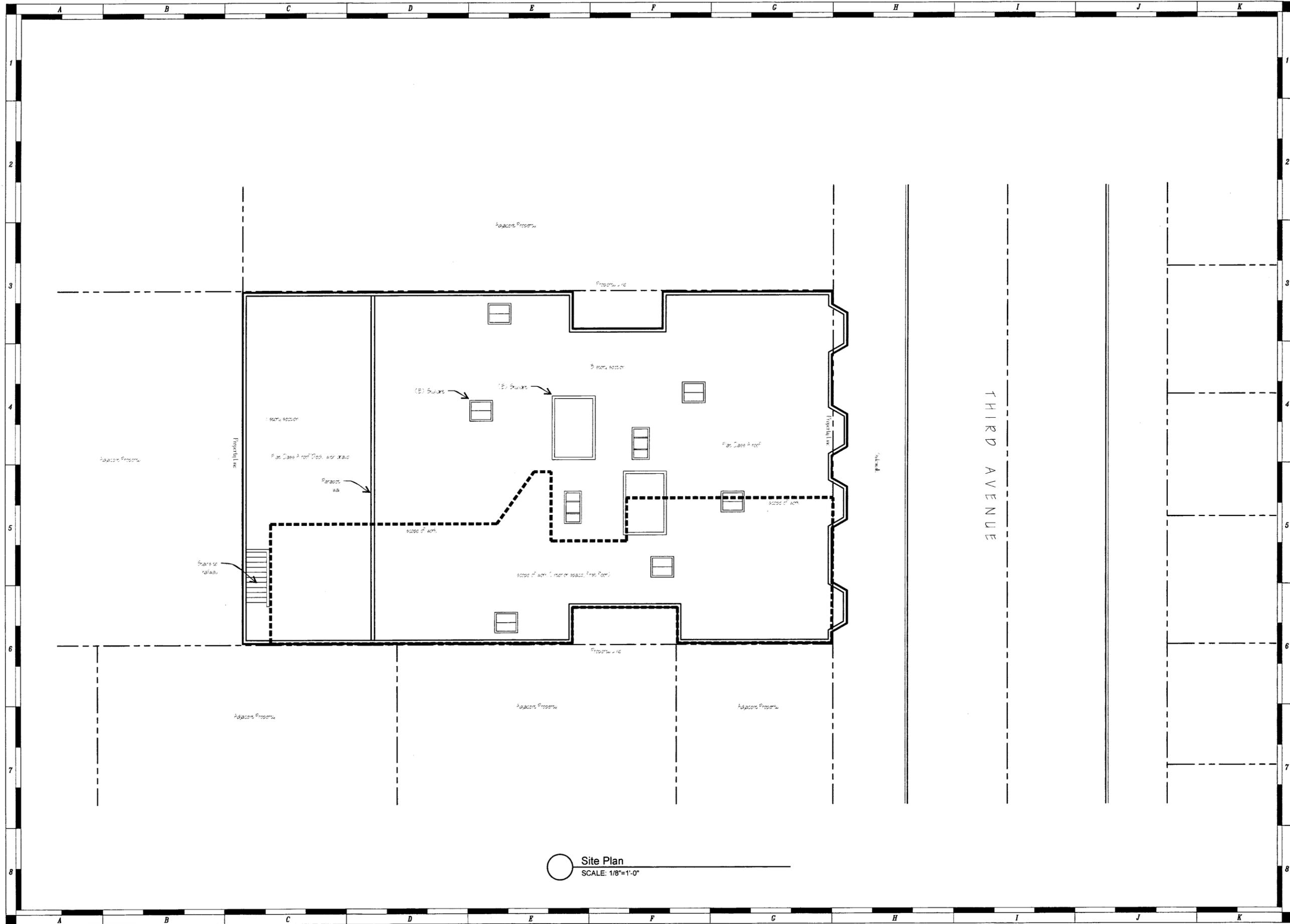


No: _____
Issue: 09-11-12 Health Dept

GENERAL INFORMATION	GENERAL INFORMATION	LOCATION MAP	SHEET AREA
<p>OWNER Youhua Huang 581 Hai Xian Road # 8 San Francisco, CA (415) 556-2555</p> <p>ARCHITECT Michael Ryan AIA Lic No. C-30719 238 LANE #4 SAN FRANCISCO, CA 9412 (415) 556-8822 (415) 276-8372 starchitect@gmail.com</p> <p>ENERGY CONSULTANT</p>	<p>SCOPE OF WORK</p> <ul style="list-style-type: none"> Includes New massage rooms, AC rooms, New structural steel deck New lighting and mechanical <p>Provide plans for compliance 2010 USC, IBC, IRC, NEC, NYS</p> <p>LOT INFORMATION</p> <p>Tract - Block - Lot - Area -</p> <p>Address: 369 3rd St</p> <p>Occupancy - B</p> <p>Type of Construction - Sprinklers - No (not req. at)</p> <p>Stories - 4, Work only on ground floor - repair/replace floors</p>		<p>Cover Sheet 10</p> <p>Site Plan 11</p> <p>Existing Floor Plan 12</p> <p>Proposed Floor Plan 13</p> <p>Reflected Ceiling Plan 14</p> <p>Structural Steel Floor Plan 15</p> <p>Occupancy Plan 16</p> <p>AC Details 17</p> <p>Plumbing Details 18</p> <p>Wall Details 19</p> <p>General Health Department 20</p>

Healthy Living Massage
369 3rd. Avenue
San Francisco CA

DATE: 09-11-12
SCALE: AS SHOWN
PROJECT: 369 3RD ST
SHEET: 10 OF 20




Site Plan
 SCALE: 1/8"=1'-0"

MICHAEL
 RYAN AIA
 ARCHITECTURE
 &
 DESIGN
 208 LANE #1
 SAN FRANCISCO
 415.398.9377
 87ARCH@GMAIL.COM
 CA LIC #6230179

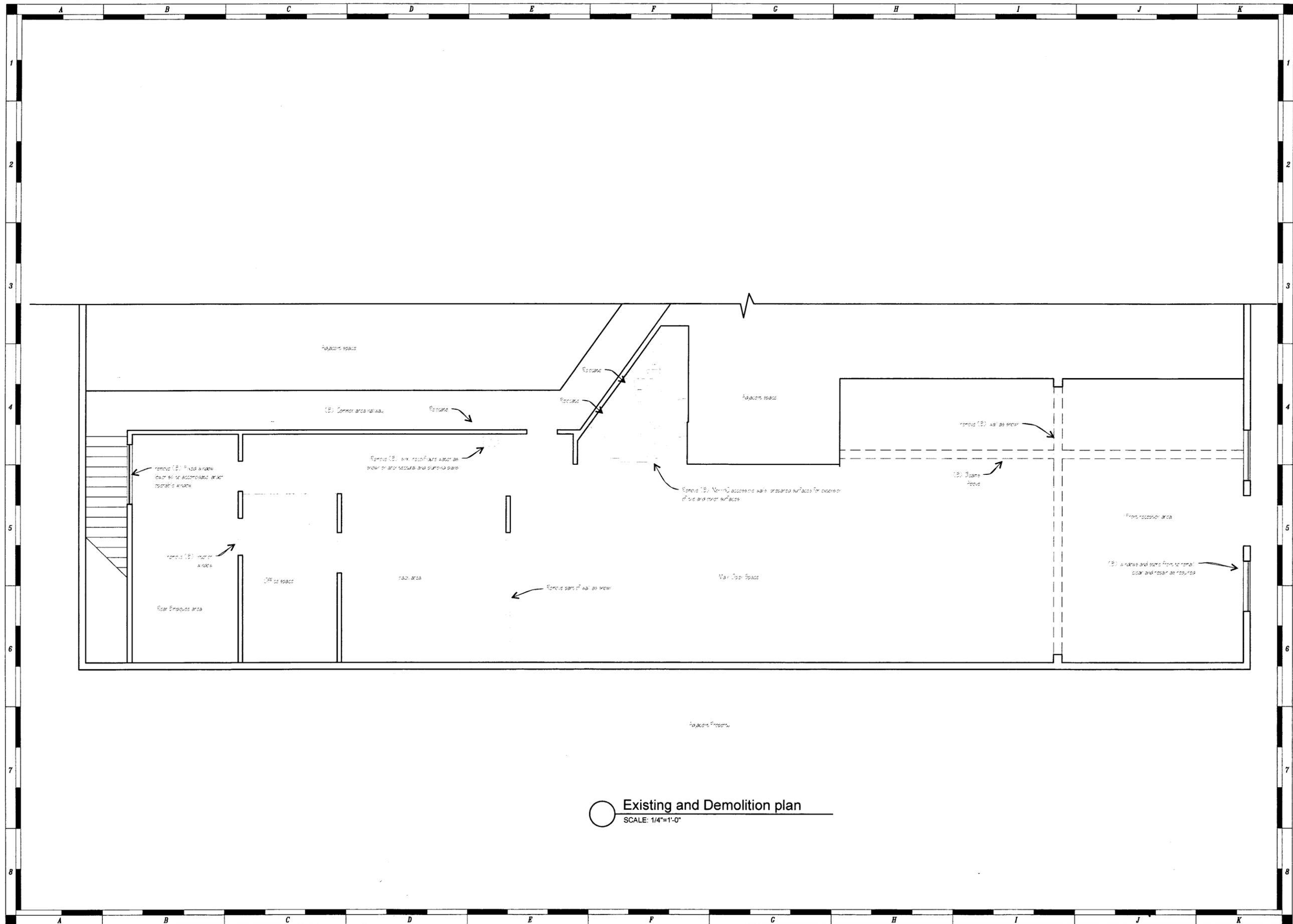


Issue: _____ No: _____
 09-11-12 Health Dept

Healthy Living Massage
 369 3rd. Avenue
 San Francisco CA

AI

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
 DATE 08-14-2013 BY 60322 UCBAW/STP/STP



Issue: No: 09-11-12 Health Dept

Healthy Living Massage
 369 3rd. Avenue
 San Francisco CA

A2

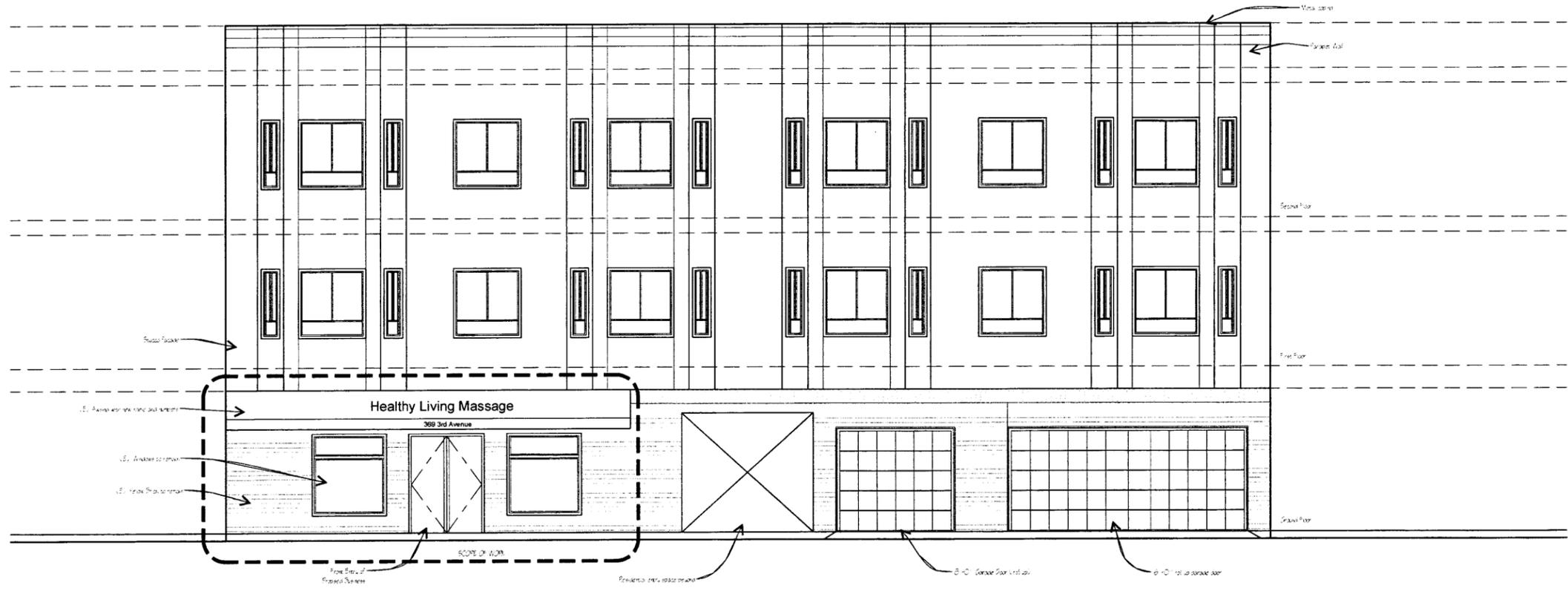
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MICHAEL RYAN ARCHITECTURE & DESIGN.

MICHAEL RYAN AIA ARCHITECTURE & DESIGN
 258 LANE #4 SAN FRANCISCO CA 94102
 415.276.8371 STARCH@MRAA.COM CALIF. REG. #0179



No: _____
 Issue: 09-11-12 Health Dept

Healthy Living Massage
 369 3rd. Avenue
 San Francisco CA



○ Front Elevation existing and new
 SCALE: 1/4"=1'-0"

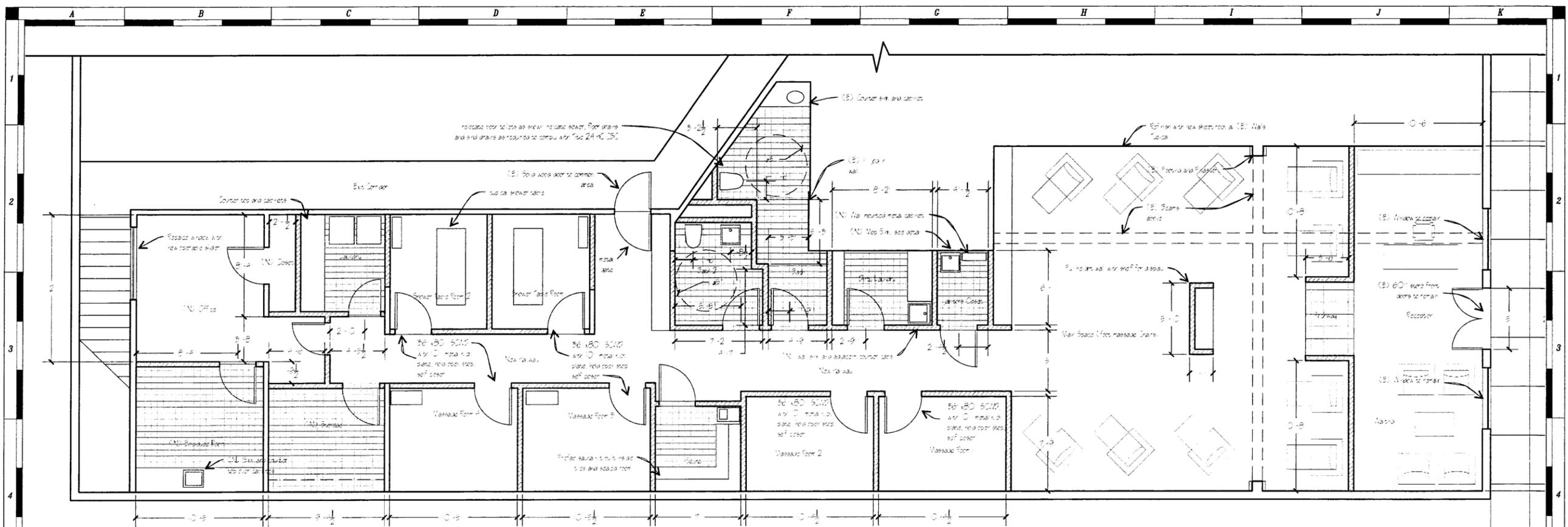
A2.1

DATE: 09-11-12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 369 3rd Avenue
 SHEET: A2.1



Issue: 09-11-12 Health Dept

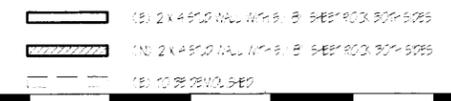
Healthy Living Massage
 369 3rd. Avenue
 San Francisco CA



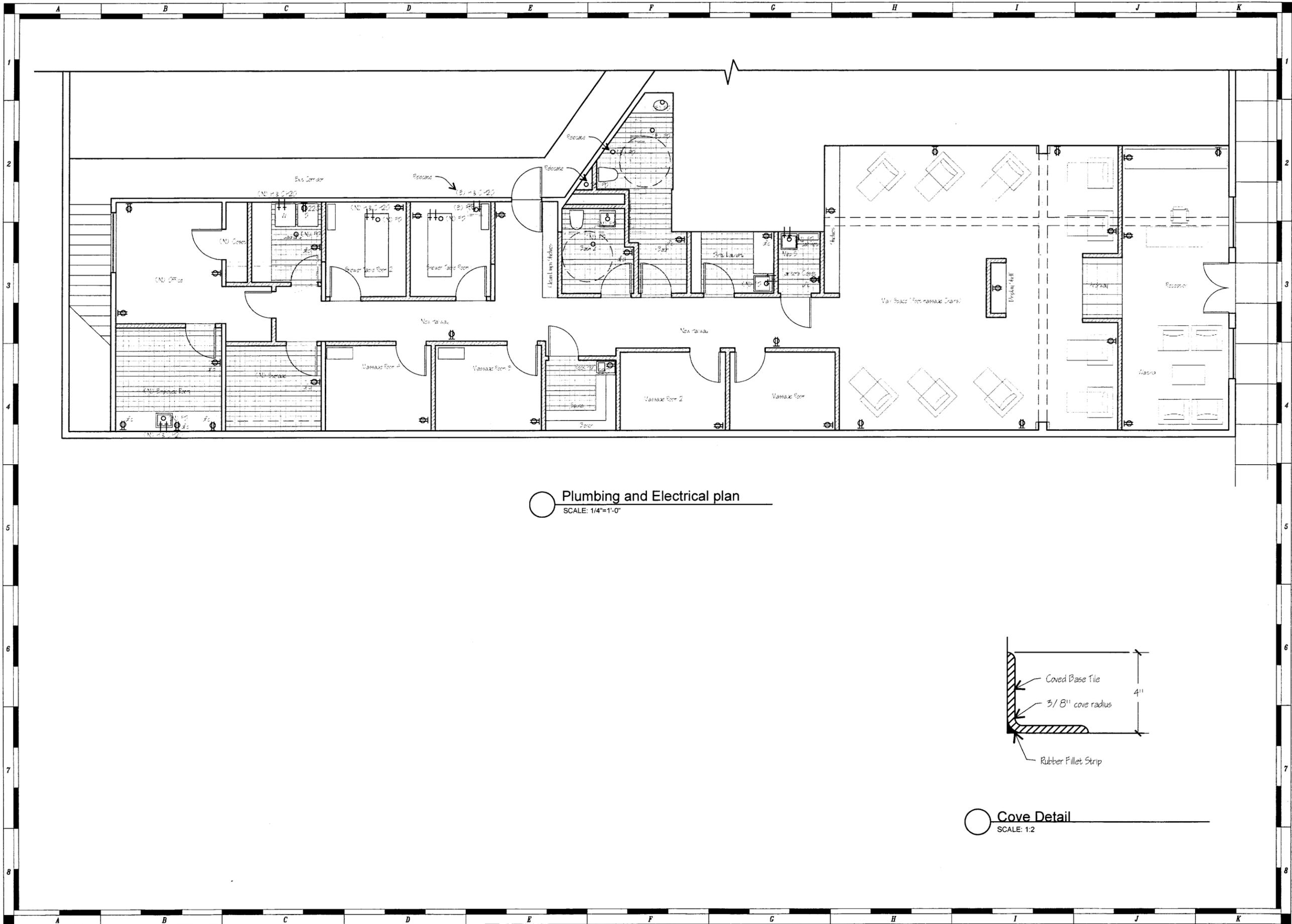
Architectural plan
 SCALE: 1/4"=1'-0"

ROOM FINISH SCHEDULE		SYMBOL
CEILING	PAINTED W/ 2 COATS OF WHITE SEMI-GLOSS ENAMEL ACoustical TIE 2 X 4 T-SHAPED CEILING PAINTED WITH ONE COAT OF SEMI-GLOSS ENAMEL 6/1 B TYPE-X GYPSUM BOARD STUCCO EMBOSSED ALUMINUM SMOOTH CLEANABLE SURFACE NO TEXTURE LIKE COLOR	CEILING
WALLS	6/1 B TYPE-X GYPSUM BOARD PER BOARD TO 4' ON ALL WALLS 4 X 4 CERAMIC TILE FLOOR TO CEILING	WALLS
FLOOR	6/1 B TYPE-X GYPSUM BOARD PER BOARD TO 4' ON ALL WALLS 4 X 4 CERAMIC TILE FLOOR TO CEILING	FLOOR
DOORS	6/1 B TYPE-X GYPSUM BOARD PER BOARD TO 4' ON ALL WALLS 4 X 4 CERAMIC TILE FLOOR TO CEILING	DOORS
STAIRS	6/1 B TYPE-X GYPSUM BOARD PER BOARD TO 4' ON ALL WALLS 4 X 4 CERAMIC TILE FLOOR TO CEILING	STAIRS
CEILING	PAINTED W/ 2 COATS OF WHITE SEMI-GLOSS ENAMEL ACoustical TIE 2 X 4 T-SHAPED CEILING PAINTED WITH ONE COAT OF SEMI-GLOSS ENAMEL 6/1 B TYPE-X GYPSUM BOARD STUCCO EMBOSSED ALUMINUM SMOOTH CLEANABLE SURFACE NO TEXTURE LIKE COLOR	CEILING

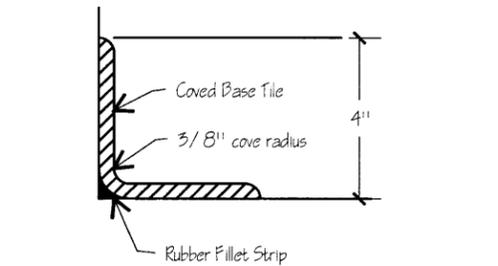
- 1. General Construction Notes
- 2. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 3. All materials shall be of the highest quality and shall conform to the specifications of the Building Code of the City and County of San Francisco.
- 4. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 5. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 6. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 7. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 8. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 9. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 10. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 11. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 12. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 13. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 14. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 15. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 16. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 17. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 18. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 19. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 20. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 21. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.
- 22. All work shall be done in accordance with the latest editions of the Building Code of the City and County of San Francisco.



A3



Plumbing and Electrical plan
SCALE: 1/4"=1'-0"



Cove Detail
SCALE: 1:2

MICHAEL RYAN AIA ARCHITECTURE & DESIGN
369 3RD AVE SAN FRANCISCO CA 94107
415 276 8771 STARCHITECT@GMAIL.COM CALIFORNIA 00179

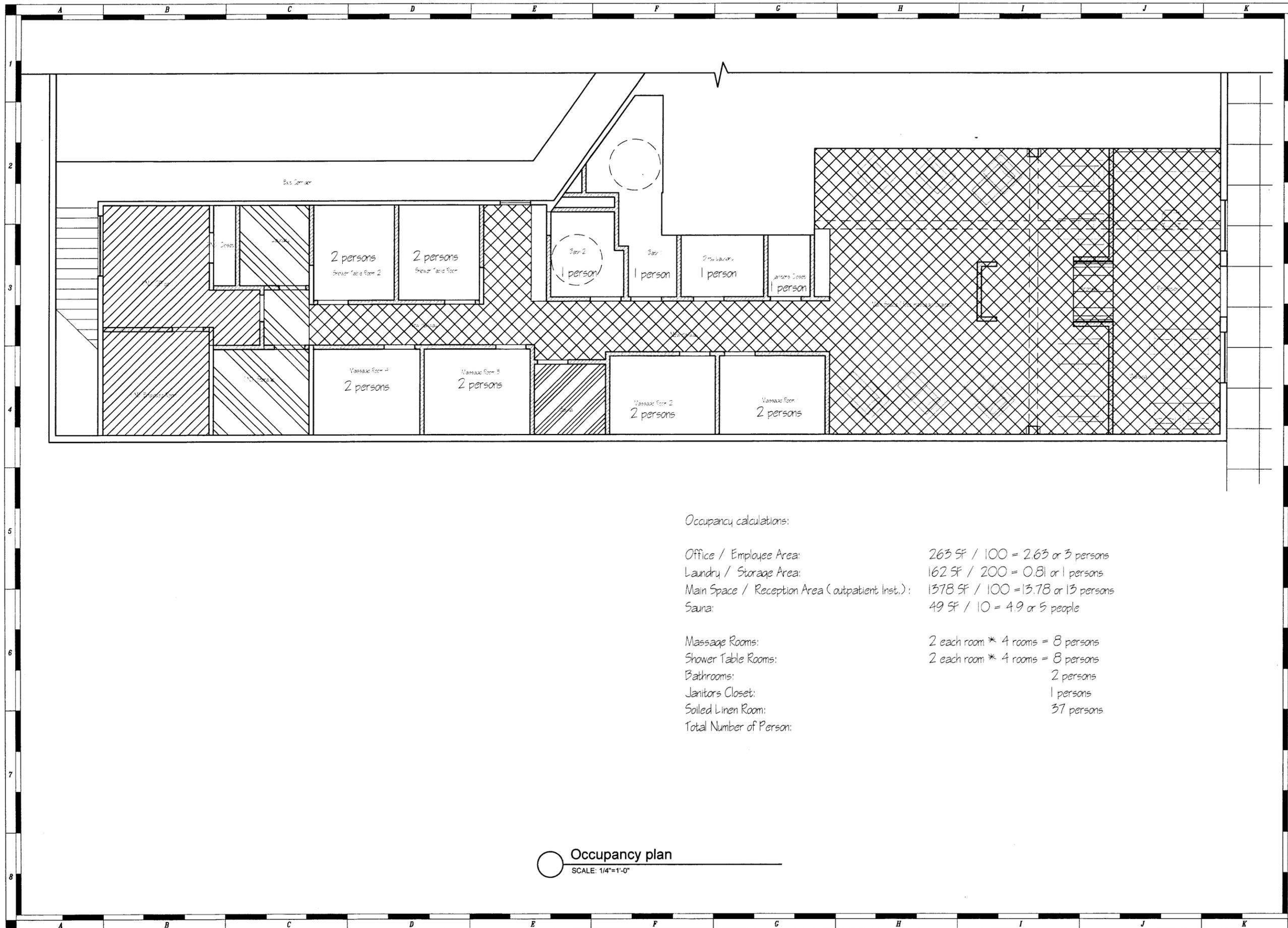


No: _____
Issue: 09-11-12 Health Dept

Healthy Living Massage
369 3rd. Avenue
San Francisco CA

A5

THIS DOCUMENT IS THE PROPERTY OF MICHAEL RYAN ARCHITECTURE & DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MICHAEL RYAN ARCHITECTURE & DESIGN.



Occupancy calculations:

Office / Employee Area: $263 \text{ SF} / 100 = 2.63$ or 3 persons
 Laundry / Storage Area: $162 \text{ SF} / 200 = 0.81$ or 1 persons
 Main Space / Reception Area (outpatient Inst.): $1378 \text{ SF} / 100 = 13.78$ or 13 persons
 Sauna: $49 \text{ SF} / 10 = 4.9$ or 5 people

Massage Rooms: $2 \text{ each room} * 4 \text{ rooms} = 8 \text{ persons}$
 Shower Table Rooms: $2 \text{ each room} * 4 \text{ rooms} = 8 \text{ persons}$
 Bathrooms: 2 persons
 Janitors Closet: 1 persons
 Soiled Linen Room: 37 persons
 Total Number of Person:

 **Occupancy plan**
 SCALE: 1/4"=1'-0"

MICHAEL
 RYAN AIA
 ARCHITECTURE
 &
 DESIGN
 2081 LAKE MI
 SAN FRANCISCO
 415.398.8077
 STANFORD.CA
 CA Lic No. C-30179



No: _____
 Issue: 09-11-12 Health Dept

Healthy Living Massage
 369 3rd. Avenue
 San Francisco CA

A6

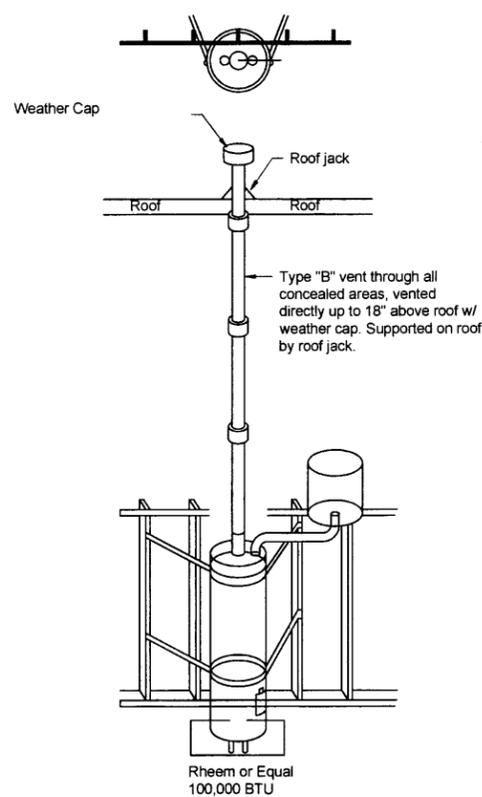
THIS DOCUMENT IS THE PROPERTY OF MICHAEL RYAN ARCHITECTURE & DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MICHAEL RYAN ARCHITECTURE & DESIGN.



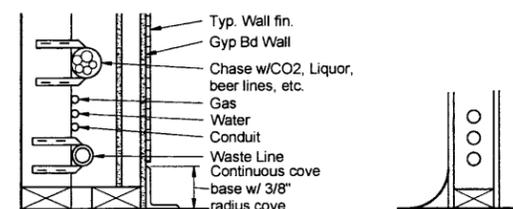
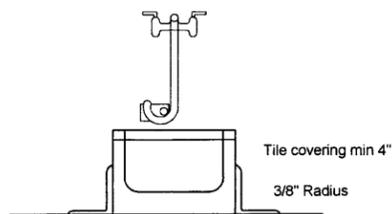
Plumbing Notes

1. All work and materials shall meet the requirements of the 2007 California plumbing code, building code and mechanical code, local code, and equipment manufacturer's installation instructions. Work and materials shown on plans provided by others shall also be met.
2. Install clean outs for horizontal waste pipe per UPC.
3. Slope horizontal waste and vent pipe no less than 1/4" per foot. Vent pipe shall be free of sags.
4. Equipment drains shall be run as indirect waste with 2" air gap into floor sinks size per UPC section 814 and 815.
5. Gas pipe shall be galvanized and shall be leak tested per code. Vents and water shall be copper. Waste shall be C.I.
6. All fixtures shall be approved by owner.
7. Equipment locations shall be field verified.
8. Insulate hot water pipe minimum 1/2".
9. Provide shutoff valves at the water heater and each major branch for water and gas.
10. Stub out all services per equipment manufacturer's recommendations.
11. Floor sinks and other indirect waste receptors shall be readily accessible for cleaning. Where floor drains are utilized, the floor surfaces must be sloped 1:50 to the drains.
12. Provide 6" metal legs or metal platform for water heater.
13. Provide casters & quick disconnect gas line connection to all moveable gas fired equipment.
14. Floor sinks shall be set a minimum of 1/4" to a maximum 5/8" above inish floor and out of the path of travel. 1/2 of the floor sink shall be exposed to satisfy health code requirements.
15. All floor drains shall utilize trap primers and have their components accessible for service.
16. Mop sink shall be floor mounted.
17. For gas fired water heater, run pressure relief to mop sink. Set at 120°F. hand washing only.
18. Gas line to be 24" above floor.
19. Water inlet to be 78" high (or above T-bar) or 34" above floor.

Note:
All Plumbing & Gas to connect to (E)
Lines when possible. Verify location of
main sewer line.



Mop sinks must have vacuum breaker and mop hangers. if mop sink is also used as a hand sink, provide soap & paper towel dispensers.

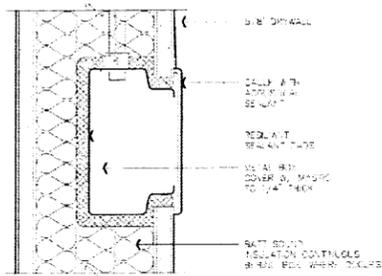


FIXTURE UNIT SCHEDULE

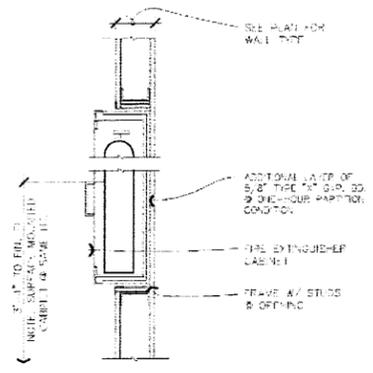
ITEM	FIXTURE	QTY.	Water FU		Sewer FU	
			each	total	each	total
	Mop Sink	1	4	4	3	3
	3-Comp Sink					
	Prep Sink					
	Shower Table	2	2	4	2	4
	Water heater					
	Pre Rinse					
	Washer	1	4	4	3	3
	Make up air unit					
	Water Closet	2	6	12	6	12
	Lavatory	4	6	24	1	4
	Total			48		26

1. All final finished includes colors (smooth with no texture)
 2. Type of floor covering extending up the wall continuously 4" with 3/8" radius cove.
 3. Conduit, Pipes and Waste lines within the wall.
 4. Chases for CO2, syrup, Liquor, Beer, Soda, Wine, Etc.
 5. Valves must be accessible.
- Exceptions will be granted only if so stated in the UMC, UPC, and UEC. If solid walls, such as concrete block are encountered, fur the wall out to conceal the conduit pipes, etc.

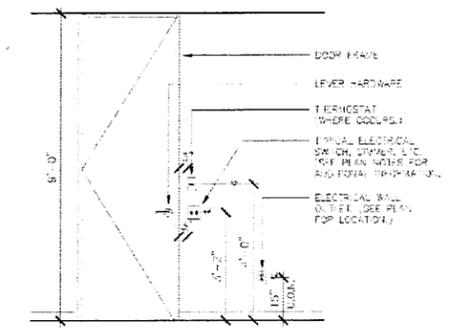
Plumbing Notes and typical details
SCALE: nts



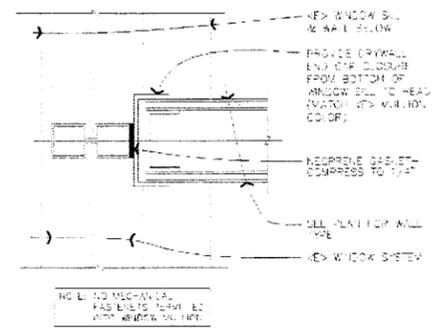
12 ELECTRICAL OUTLET AT ACOUSTICAL WALL
scale: 3"=1'-0"



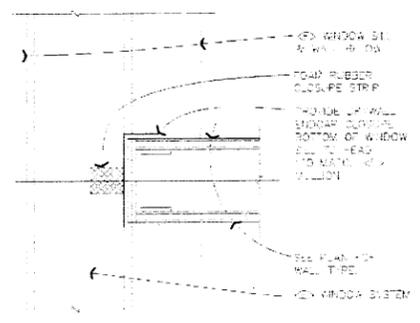
9 FIRE EXTINGUISHER
scale: 3"=1'-0"



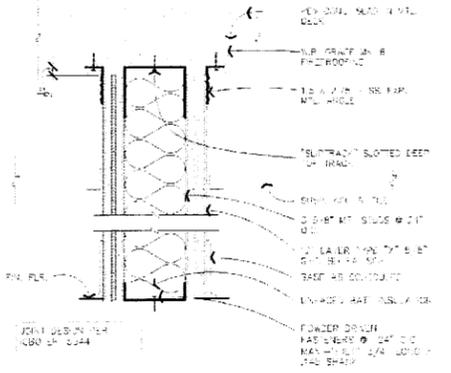
5 TYPICAL INSTALLATION HEIGHTS OF ELECTRICAL
scale: 3"=1'-0"



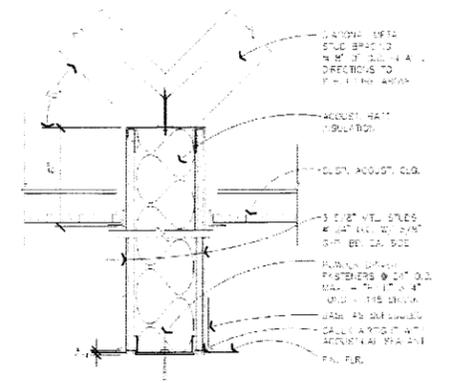
3 PARTITION WALL AT MULLION
scale: 3"=1'-0"



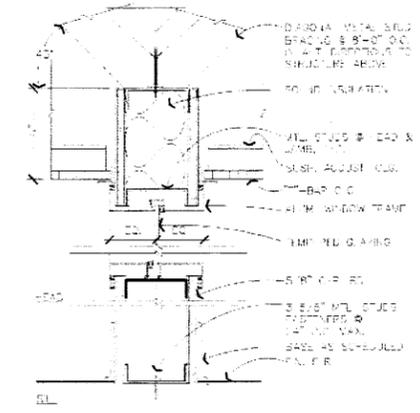
11 PARTITION AT GLASS NO MULLION
scale: 3"=1'-0"



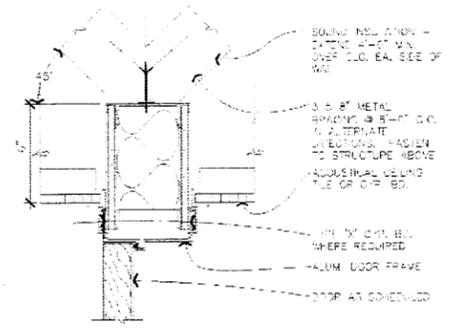
8 ONE HOUR RATED PARTITION
scale: 3"=1'-0"



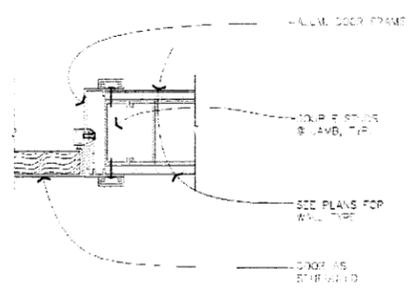
4 PARTITION TYPICAL
scale: 3"=1'-0"



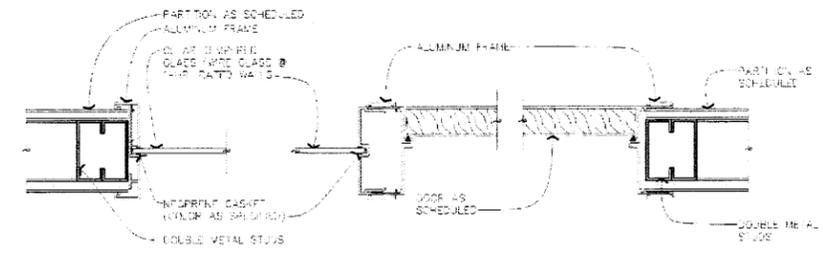
2 SIDELITE GLASS AT CEILING
scale: 3"=1'-0"



10 DOOR HEAD
scale: 3"=1'-0"



7 DOOR JAMB
scale: 3"=1'-0"



1 INTERIOR ALUMINUM DOOR & SIDELITE JAMB
scale: 3"=1'-0"

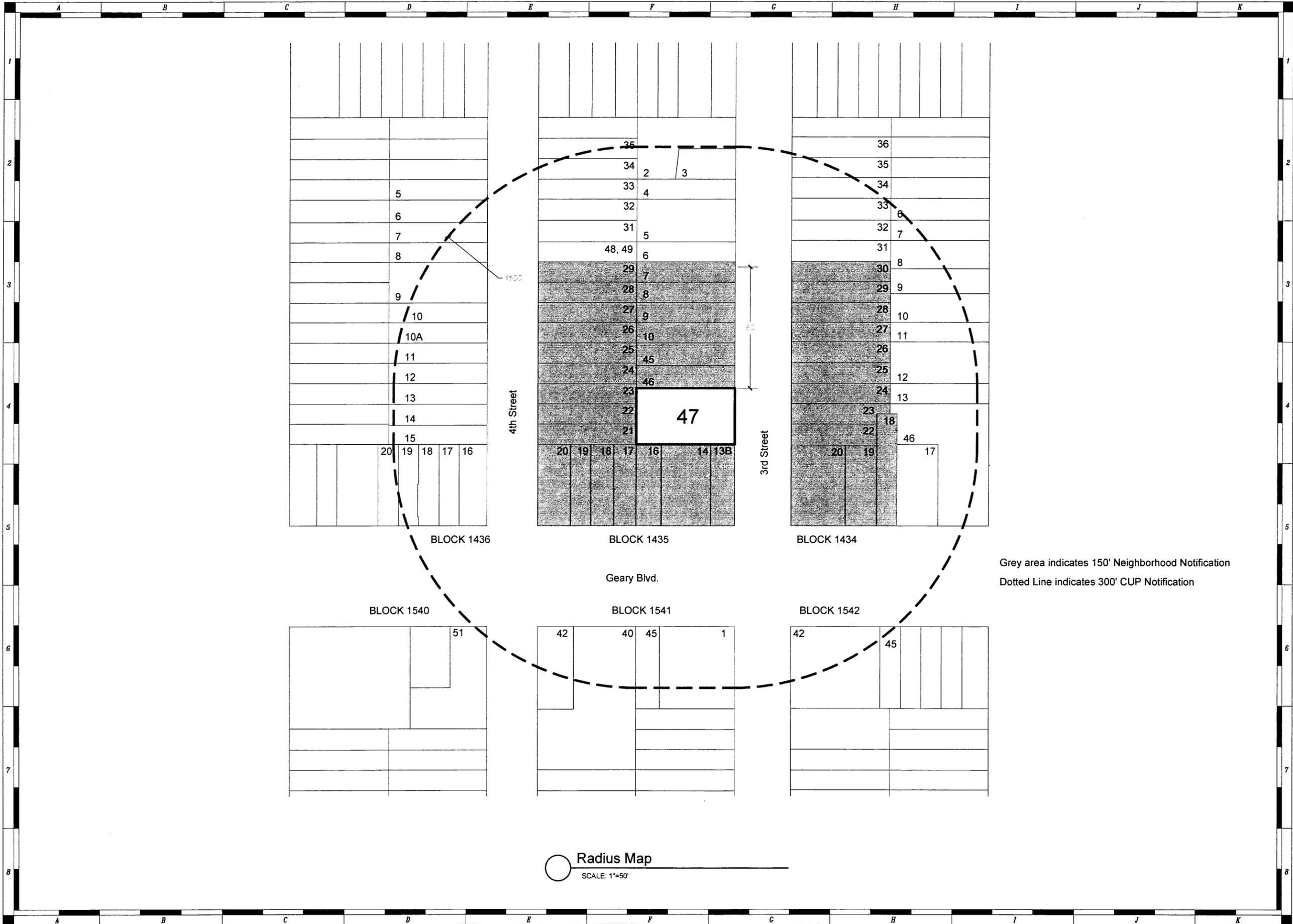
MICHAEL RYAN AIA ARCHITECTURE & DESIGN
2000 LAKE 4 SAN FRANCISCO CA 94133
415.398.0079
STAMPA: 415.398.0079
CALIF. REG. NO. C-30179



No: _____
Issue: 09-11-12 Health Dept

Healthy Living Massage
369 3rd. Avenue
San Francisco CA

A9



MICHAEL
RYAN AIA
ARCHITECTURE
&
DESIGN
2251 AVENUE 34
SAN FRANCISCO
CA, 94115
415.278.8372
STARCHITECT@GMAIL.COM
© 2011



No: _____
Issue: 09-11-12 Health Dept

Healthy Living Message
369 3rd. Avenue
San Francisco CA

All

THIS DOCUMENT IS THE PROPERTY OF MICHAEL RYAN ARCHITECTURE & DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MICHAEL RYAN ARCHITECTURE & DESIGN.