



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 20, 2010

Date: May 13, 2010
Case No.: **2010.0161C**
Project Address: **1722-1724 DIVISADERO STREET**
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) District
65-A Height and Bulk District
Block/Lot: 1051/019
Project Sponsor: Dan Liu
Utoepia Spa, Inc.
1722 Divisadero Street
San Francisco, CA 94115
Staff Contact: Glenn Cabreros – (415) 558-6169
glenn.cabreros@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

The Applicant proposes to add massage use to the existing personal service establishment. The massage use will include three chairs for foot massage in addition to the existing nail salon. The former commercial occupant (dba "Mani + Nanny") was a nail salon with an accessory child play area within an enclosed room. The proposed foot massage includes three chairs within the enclosed room with a mirrored window that looks onto the main area of the nail salon. The proposal does not include any interior or exterior alterations.

SITE DESCRIPTION AND PRESENT USE

The Project is located on the east side of Divisadero Street, between Bush and Sutter Streets; Lot 019 in Assessor's Block 1051, within the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.

The Property is developed with a two-story mixed-use building, built circa 1900, with ground floor commercial space and one dwelling-unit on the second floor. The subject ground floor tenant space is occupied by the Applicant's business, a nail salon dba "Utoepia Spa", which is currently a personal service establishment. The previous tenant was a personal service establishment (dba "Mani + Nanny"), which was also a nail salon with an accessory child play space. The subject commercial space contains approximately 20 feet of frontage on Divisadero Street and approximately 1,350 square feet of gross floor area.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

To the west and across Divisadero Street from the subject property is a large, five-story medical office building. On either side of the subject property and along the subject block face are smaller mixed-use buildings of similar scale – two to three stories tall – which contain ground floor commercial uses and residential units on the upper floors. The ground floor uses on the subject block include a full-service restaurant, Starbucks Coffee, a financial services office, a smoke shop and a medical uniform store. Directly behind the subject block-face and on the adjacent block to the south are large medical, institutional buildings that make up UCSF Mount Zion Hospital and its associated buildings. On both sides of Divisadero Street, the adjacent blocks north of the project contain mixed-use buildings (with neighborhood serving uses at the ground floor and residential uses at the floor above) that are more in keeping with the character and scale of the subject block-face.

ENVIRONMENTAL REVIEW

The Project was determined by the Department to be Categorically Exempt from the California Environmental Quality Act (“CEQA”) as a Class 1a exemption under CEQA Guidelines.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 1, 2010	April 30, 2010	21 days
Posted Notice	20 days	May 1, 2010	April 30, 2010	21 days
Mailed Notice	10 days	May 1, 2010	April 30, 2010	21 days

PUBLIC COMMENT

- The Department is not aware of any opposition to this project.

ISSUES AND OTHER CONSIDERATIONS

- The project sponsor has applied for a nail salon and massage establish permit with the San Francisco Health Department. Approval of the health permit is pending the Commission’s approval of the Conditional Use Authorization. The project sponsor has also provided evidence of individual massage practitioner licence certificates as issued by the SF Department of Health. See attachments.
- The Department has contacted the Police Department’s Vice Crimes Division regarding this proposal. The property records are clear of service, citations, or violations in association with the existing business or the Applicant.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow for a massage establishment in an NC-3 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 promotes small-business ownership.
- The project is a neighborhood serving use.
- The District is well served by transit, therefore customers should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
CU Application
Health Permit Application including various licences/certificates
Photographs
Reduced Plans (approval of nail salon use)

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 checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

Planner's Initials



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 |

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Planning Commission Draft Motion

HEARING DATE: MAY 20, 2010

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glenn.cabrerros@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 712.54, AND 790.60 OF THE PLANNING CODE TO ALLOW A MASSAGE ESTABLISHMENT AS PART OF AN EXISTING PERSONAL SERVICE USE (A NAIL SALON DBA “UTOEPIA SPA”) IN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 9, 2010, Dan Liu (hereinafter “Project Sponsor”) filed an application (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303, 712.54, and 790.60, to allow a massage establishment to operate within the existing personal service USE (dba “Utoepia Spa”), located in a NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.

On May 20, 2010, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Application No. 2010.0161C.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 (Existing Facilities) categorical exemption. The Commission has reviewed and concurs 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 Project Sponsor, Department staff, and other interested parties.

MOVED, that the Commission hereby approves the Conditional Use requested in Application No. 2010.0161C, 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 east side of Divisadero Street, between Bush and Sutter Streets; Lot 019 in Assessor's Block 1051, within the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.

The Property is developed with a two-story mixed-use building, built circa 1900, with ground floor commercial space and one dwelling-unit on the second floor. The subject ground floor tenant space is occupied by the Applicant's business, a nail salon dba "Utoepia Spa", which is currently a personal service establishment. The previous tenant was a personal service establishment (dba "Mani + Nanny"), which was also a nail salon with an accessory child play space. The subject commercial space contains approximately 20 feet of frontage on Divisadero Street and approximately 1,350 square feet of gross floor area.

3. **Surrounding Properties and Neighborhood.** To the west and across Divisadero Street from the subject property is a large, five-story medical office building. On either side of the subject property and along the subject block face are smaller mixed-use buildings of similar scale – two to three stories tall – which contain ground floor commercial uses and residential units on the upper floors. The ground floor uses on the subject block include a full-service restaurant with bar (dba Tortilla Heights), Starbucks Coffee, a financial services office, a hair salon, a small restaurant and a medical uniform store. Directly behind the subject block-face and on the adjacent block to the south are large medical, institutional buildings that make up UCSF Mount Zion Hospital and its associated buildings. On both sides of Divisadero Street, the adjacent blocks north of the project contain mixed-use buildings (with neighborhood serving uses at the ground floor and residential uses at the floor above) that are more in keeping with the character and scale of the subject block-face.
4. **Project Description.** The Applicant proposes to add massage use to the existing personal service establishment. The massage use will include three chairs for foot massage in addition to the existing nail salon. The former commercial occupant (dba "Mani + Nanny") was a nail salon with an accessory child play area within an enclosed room. The proposed foot massage includes three chairs within the enclosed room with a mirrored window that looks onto the main area of the nail salon. The proposal does not include any interior or exterior alterations.

5. **Public Comment.** The Department has received no comment from the public.

The Department has contacted the Police Department's Vice Crimes Division regarding this proposal. The property records are clear of service, citations, or violations in association with the existing business or the Applicant.

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

- A. **Use Size.** Planning Code Section 712.21 establishes size limits on non-residential uses sizes in the NC-3 (Moderate-Scale Neighborhood Commercial) District. Within the District, Conditional Use Authorization is required for any non-residential use that meets or exceeds 6,000 square feet in area.

At approximately 1,350 gross square-feet of floor area, the proposed use size is within the principally permitted use size limitations.

- B. **Parking.** Sections 712.22 and 151 of the Planning Code do not require off-street parking where the occupied floor area is less than 5,000 square-feet.

The subject tenant space contains approximately 1,350 square-feet of gross floor and thus does not require any off-street parking.

- C. **Signage.** Future changes of copy to existing signs or any new signs will be reviewed by the Planning Department for conformity with Article 6 of the Planning Code. The Planning Code does not regulate content of signs, only the size, type, and location of signs.

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

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

The Project is necessary and desirable because it will provide a massage use for local residents and visitors to the neighborhood. The combination of nail salon and foot massage uses would be a neighborhood serving use. The proposed use is an independent use, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. The massage establishment will be in addition to the existing nail salon and spa, and will not result in the displacement of any other neighborhood serving use. This 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;

There are no proposed alterations to the interior or exterior of the existing 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 parking or loading for a massage establishment having approximately 1,350 square-foot floor area in the NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposed use is designed to meet the needs of residents and visitors of the surrounding neighborhood and should not generate significant amounts of vehicular trips.

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

The proposal will not create any 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 business in accordance with Article 2 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 Project complies with all relevant requirements and standards of the Planning Code and is consistent with Objectives and Policies of the General Plan 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 Project is consistent with the stated purpose of the NC-3 (Moderate-scale Neighborhood Commercial) District in that the intended uses is an active small-scale ground floor business that will provide a convenience service for residents and visitors of the neighborhood.

8. **Planning Code Section 712.54** allows massage establishments at the first and second floors with a Conditional Use Authorization in the NC-3 District. Section 790.60 of the Planning Code

defines a massage establishment and requires that the Planning Commission shall make findings 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.

Criteria Met

The Applicant has filed for a massage permit with the Department of Public Health. Condition of Approval No. 4 ensures that the Applicant maintains – in good standing – the Massage Establishment Permit 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 façade is transparent and open to the public. Permanent transparency and openness are preferable. Elements that lend openness and transparency to a façade 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.

Criteria Met:

The street frontage for this massage use measures approximately 20 feet, with nearly the entire frontage devoted to the tenant space entrance or windows at the pedestrian eye-level. The large storefront windows creating full visibility into the commercial tenant space.

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

Criteria Met:

The subject tenant space has clear, un-tinted glass along the entire frontage.

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

Criteria Met.

The commercial frontage is predominantly dedicated to large picture windows. There are no bars or grills, existing or proposed, 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 the massage use during the post-sunset hours of the massage use are encouraged.

Criteria Met

The subject tenant space provides adequate pedestrian-oriented lighting, in that there is one light fixture installed at the business' entrance in addition to ambient light from the interior provided through the large expanse of clear storefront windows. The one existing light and storefront windows provide ample pedestrian-oriented lighting.

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.

Criteria Met

Based on Planning Department staff's site visit and photos submitted by the applicant, the interior layout of the business is oriented such that there is direct access and visibility from the street. The one massage room is located toward the rear of the tenant space and is accessed by walking through the open reception and manicure/pedicure area. The massage room is designed to provide pedicure and foot massage services to three clients at a time, a mirrored window allows for views in both directions through the glazing while also providing some privacy for massage clients. The commercial storefront is almost entirely dedicated to glazing, with direct visibility into the open tenant space. There are no security cameras or buzzers installed in association with this business.

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

COMMERCE & 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 addition of a massage establishment within the existing personal service establishment will provide desirable services and employment opportunities to individuals who live in, work in, or visit the neighborhood. The Project will provide net benefits to the community by providing an independently owner and operated neighborhood serving business.

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 be located within an existing commercial tenant space and will enhance the diverse economic base of the City. It also adds a desirable amenity of massage for clients of the nail salon. The massage use would also diversify the services provided, and thus provide for a potentially more stable business.

OBJECTIVE 6:

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

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 proposed massage establishment will be a neighborhood serving use. This 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 complies with said policies in that:

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

The Project will not displace any neighborhood-serving retail use as the existing commercial space is operated by the Applicant as a personal service establishment, offering nail care, waxing, and facials. The massage use will be offered in addition to the existing personal services.

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

The existing dwelling-unit provided on the upper floor of the existing mixed-use building will be conserved and protected. The existing tenant space will not be expanded. This authorization will allow massage to occur within two existing rooms, which are currently being used for facials.

- 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 project.

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

The site is on Divisadero Street, which is well-served by public transit. It is presumable that the employees could commute by transit, bicycle, or foot, thereby reducing demand for on-street parking. The addition of a massage establishment within an existing personal service establishment does not require any off-street parking. The Subject Property is within a few blocks of five MUNI lines: 1, 2, 24, 31 and 38.

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

The Project will not displace or adversely affect any service-sector or industrial establishment, or any related employment opportunities.

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

The Project does not include any structural work to the building, and thus will not impact the structure's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Neither a landmark nor historic building occupies the Property. Furthermore, there are no exterior alterations proposed.

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

The Project will have no negative impacts on existing parks or open spaces, as it does not involve any expansion of the existing tenant space.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2010.0161C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received on March 9, 2010, 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. 18005. 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 May 20, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 20, 2010

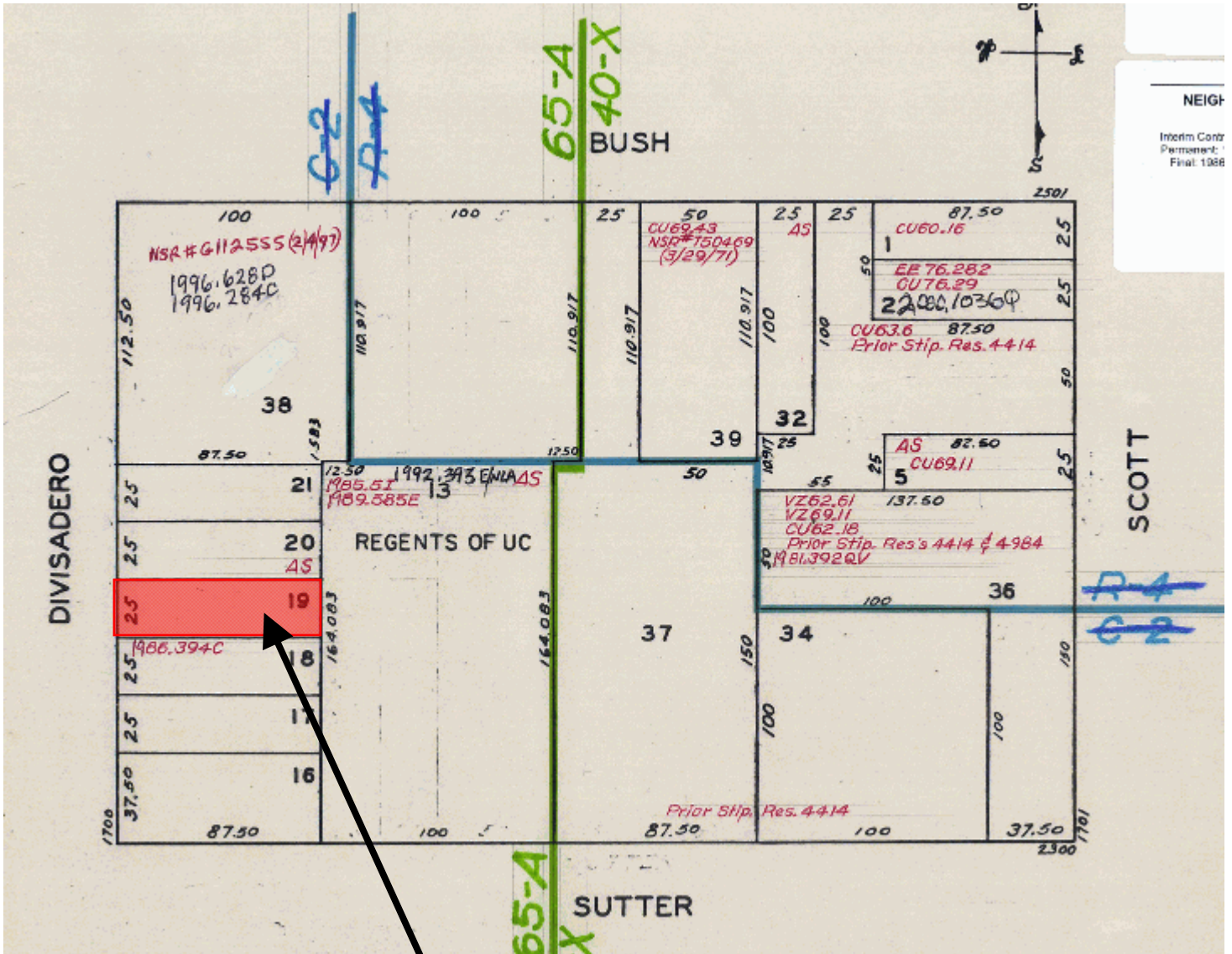
Exhibit A

Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 303, 712.54 and 790.60 to allow a massage establishment to operate within an existing personal service (dba "Utoepia Spa") at 1722-1724 Divisadero Street within the NC-3 (Moderate-Scale Neighborhood Commercial) District and 65-A Height and Bulk District, in general conformance with plans filed with the Application as received on October 29, 2009, and stamped "EXHIBIT B" included in the docket for **Case No. 2010.0161C**, reviewed and approved by the Commission on May 20, 2010.
2. Prior to the issuance of the Building Permit 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 premises (Assessor's 3583, Lot 062), which notice shall state that a change of use has been authorized by and is subject to the conditions of this Motion.
3. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.
4. The Planning Commission may revoke this Conditional Use Authorization if the San Francisco Department of Public Health revokes the health permit for massage.
5. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
6. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This Authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.
7. All signage and exterior lighting for the business shall be reviewed and approved by the Planning Department before any new installations or modifications are made to the existing signage or lighting. The existing entrance lighting must remain on from dusk until the business is closed.
8. The entry to the massage establishment shall remain directly visible from the public right-of-way and not through a private or shared corridor. 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.

9. All interior alterations shall be routed to Planning to verify compliance with these conditions.
10. 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.
11. The Project Sponsor shall maintain an attractive storefront, providing visibility of the massage use interior through the storefront windows. No tinting or reflective coating is permitted on any glazing visible from the public right-of-way.
12. 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.
13. The front door to the business must be open during business hours. The use of buzzers or a security camera system is not permitted.
14. 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.
15. All persons engaged in performing massage shall be licensed for that purpose by the San Francisco Department of Health and the licenses shall be prominently displayed on walls of the business.

Parcel Map

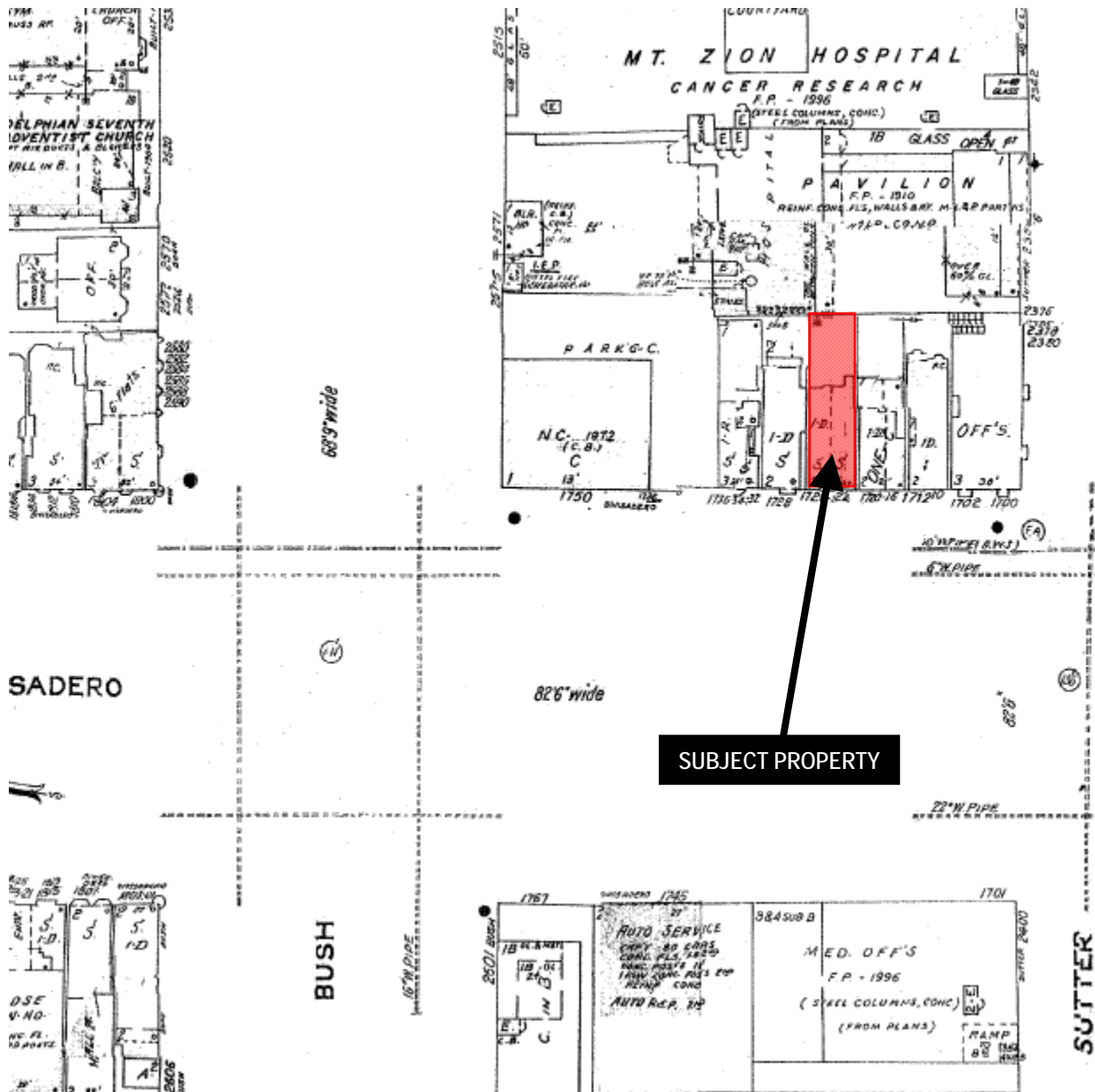


SUBJECT PROPERTY

Conditional Use Authorization
 Case No. 2010.0191C
 Massage Establishment
 1722-1724 Divisadero Street



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 Authorization
 Case No. 2010.0191C
 Massage Establishment
 1722-1724 Divisadero Street

Aerial Photo 1

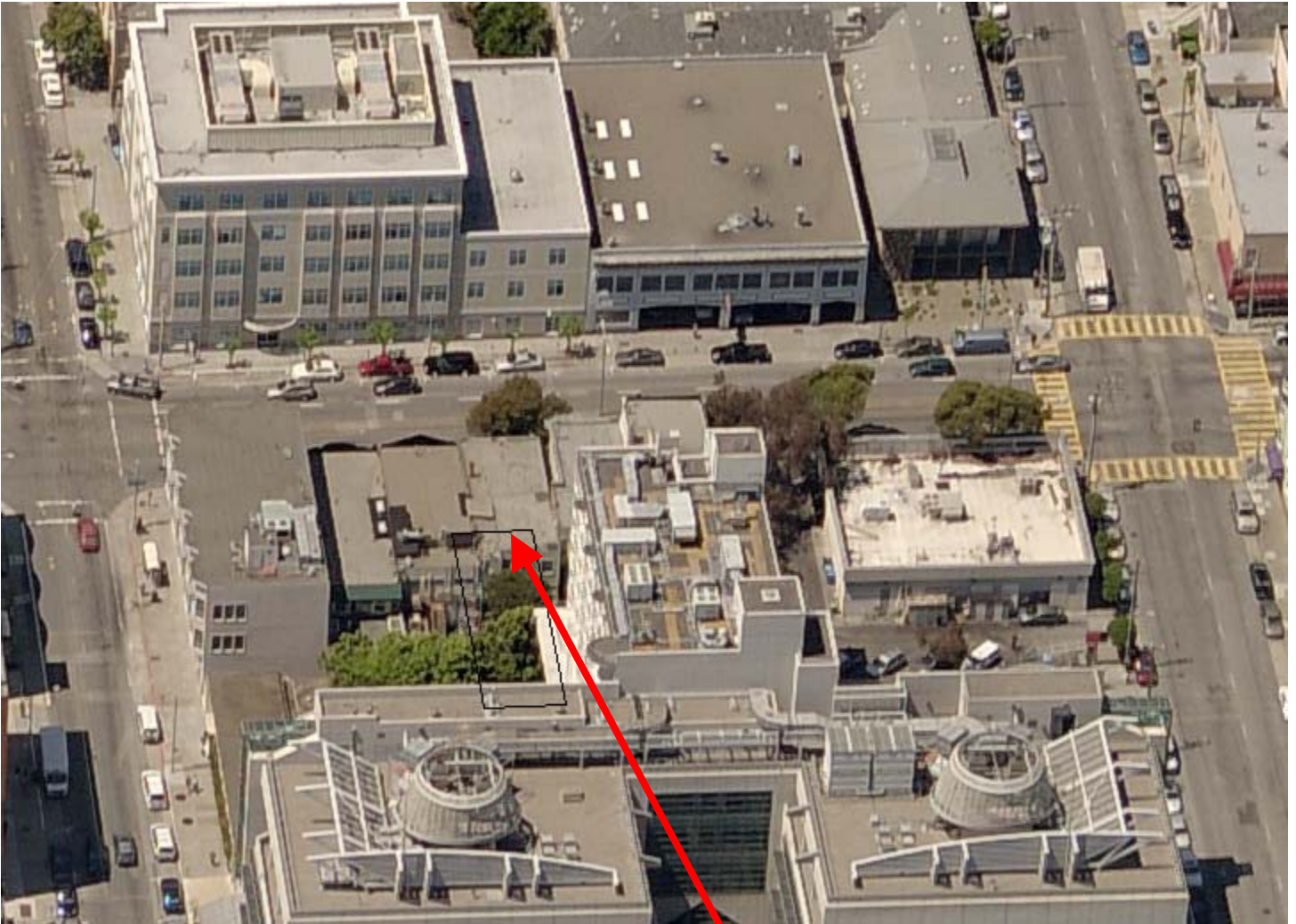


SUBJECT PROPERTY



Conditional Use Authorization
Case No. 2010.0191C
Massage Establishment
1722-1724 Divisadero Street

Aerial Photo 2

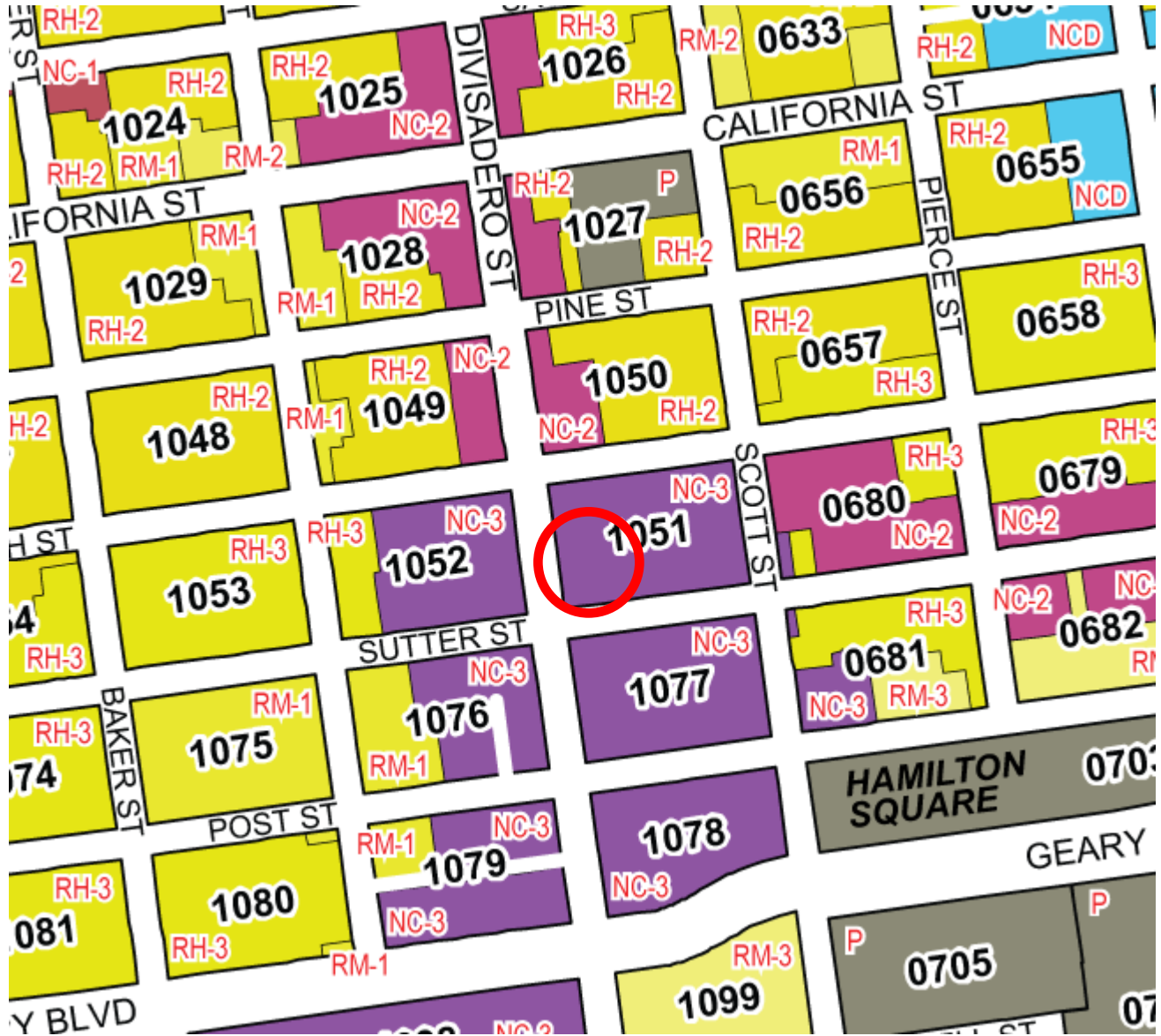


SUBJECT PROPERTY



Conditional Use Authorization
Case No. 2010.0191C
Massage Establishment
1722-1724 Divisadero Street

Zoning Map



Conditional Use Authorization
Case No. 2010.0191C
Massage Establishment
1722-1724 Divisadero Street

Case Number

10.0161

C

For Staff Use only

APPLICATION FOR

Conditional Use

Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: HERB ENGEL		
PROPERTY OWNER'S ADDRESS: 101 27th Ave., San Francisco, CA 94121	EMAIL: N/A	TELEPHONE: (415) 751-6000

APPLICANT'S NAME: Same as Above <input type="checkbox"/> Utoepia spa, Inc. Dan Lin		
ADDRESS: 1722-1724 Divisadero St., San Francisco, CA 94115	EMAIL: N/A	TELEPHONE: (415) 367-5465

CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1722-1724 Divisadero St., San Francisco, CA	ZIP CODE: 94115
CROSS STREETS: Sutter	

ASSESSORS BLOCK/LOT: 1051 1019	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
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3. Project Description

Please check all that apply
 Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard **N/A**

Present or Previous Use: **Nail Salon**

Proposed Use: **Nail Salon and foot massage**

Building Permit Application No. **N/A**

Date Filed: **N/A**

Case Number

For Staff Use only

Narrative project description:

There will not be any interior and exterior alteration on the store. We are just adding 3 chairs in a room measures approximately 187 square footage.

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				
RETAIL	1350	1350	0	1350
OFFICE				
INDUSTRIAL				
PRODUCTION, DISTRIBUTION, AND REPAIR (PDR)				
PARKING				
OTHER (SPECIFY USE)				
TOTAL GSF	1350	1350	0	1350
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
DWELLING UNITS				
HOTEL ROOMS				
PARKING SPACES				
LOADING SPACES				
NUMBER OF BUILDINGS				
HEIGHT OF BUILDING(S)				
NUMBER OF STORIES				

PLEASE DESCRIBE ANY ADDITIONAL PROJECT FEATURES THAT ARE NOT INCLUDED IN THIS TABLE:

N/A

Application for **Conditional Use**

Case Number

For Staff Use only

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Approve the massage establishment.

Case Number

For Staff Use only

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) 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;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

The proposed uses of the establishment are nail salon and adding 3 chairs to do the foot massage as an additional service for the pedicure. We will not alter the interior and exterior structure. The room to do the foot massage is around 187 square footage.

Case Number

For Staff Use only

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

Adding 3 chairs to do the foot massage as an additional service for the pedicure will not affect the existing retail uses.

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

We don't do any alteration to the interior and exterior area.

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

It does not affect the City's supply of affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

It will not since this is only as an additional service to the pedicure.

Case Number

For Staff Use only

5. 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;

We are not altering the interior and exterior of the store.

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

There will not be any alteration to the store.

7. That landmarks and historic buildings be preserved; and

There will not be any alteration to be done.

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

There will not be any alteration to the store.

Case Number

For Staff Use only

Estimated Construction Costs

No Alteration

TYPE OF APPLICATION: <i>Conditional Use</i>	
OCCUPANCY CLASSIFICATION:	
BUILDING TYPE:	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: <i>0</i>	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST: <i>0</i>	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: *[Signature]*

Date: *X 01/25/2010*

Print name, and indicate whether owner, or authorized agent:

Dan Liu, Vice President
 Owner Authorized Agent (circle one)



Health Permit Application Zoning Referral

FOR HEALTH DEPARTMENT USE ONLY	
Date Application Filed:	HC: 1 2 3 4 5 6 CO
Date to Zoning:	Inspector:
Date from Zoning:	FPS FPM OTHER

TO BE COMPLETED BY APPLICANT

Applicant must complete both pages of this referral as indicated. Accurate information is required, False or misleading information may result in denial of the application.

1. NAME OF BUSINESS: Utoepia Spa, Inc. dba Utoepia Spa
2. BUSINESS STREET ADDRESS: 1722-1724 Divisadero Street, San Francisco, CA 94115
 What floor(s) will the business occupy? Check appropriate floor(s) below.

Basement Level Street Level 1st Floor 2nd Floor 3rd Floor Other Floor(s) _____

3. IS THE BUSINESS A RETAIL CHAIN? Does the establishment have eleven or more locations throughout the U.S. per Planning Code Section 703.3 & 703.4?
 YES NO

Existing Use of This Space: Nail Salon

Special Note: If any other room or building is to be used in connection with this application: OR, if any part of the proposed operation is **not** located within or connected to address above, please attach an explanation sheet.

Applicant's Name:	<u>Utoepia Spa, Inc. dba Utoepia Spa</u>
Mailing Address:	<u>1722-1724 Divisadero Street</u>
City:	<u>San Francisco, CA</u> Zip Code: <u>94115</u>
Applicant's Daytime phone:	<u>(415) 367-5465</u>
Floor Plans and Explanation Sheet attached?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

FOR DEPARTMENT OF CITY PLANNING USE ONLY	
ZONING:	BLK / LOT: <u>/</u>
Limitations or Conditions (if any):	
APPROVED:	DATE:
(Planner's Signature)	
DISPPROVED:	DATE:
(Planner's Signature)	

APPLICANT: THIS IS PAGE 1 OF 2A or 2B -COMPLETE PAGE 2A ONLY IF THE BUSINESS IS A FOOD / BEVERAGE OR OTHER ESTABLISHMENT. COMPLETE PAGE 2B ONLY IF THE BUSINESS IS A MASSAGE, ACUPRESSURE, OR REFLEXOLOGY ESTABLISHMENT AND/OR SHOULD THE BUSINESS OFFER MASSAGE, ACUPRESSURE, OR REFLEXOLOGY AS AN ACCESSORY COMPONENT TO A BUSINESS.



HEALTH PERMIT APPLICATION ZONING REFERRAL
MESSAGE ESTABLISHMENTS PAGE 2B

APPLICANT: THIS IS PAGE 2 OF 2 PAGES-COMplete BOTH PAGES

Applicant: For more information regarding types of establishments, zoning, and Planning Code questions, you may go on-line at www.sfgov.org/site/planning or call the Planning Information Counter at 415.558.6377 for more information.

DBA ADDRESS: 1722-1724 Divisadero Street, San Francisco, CA 94115

1. CIRCLE THE TYPE OF ESTABLISHMENT AND ANSWER YES OR NO TO THE FOLLOWING QUESTIONS:

A. MASSAGE ESTABLISHMENT Per the Planning Code (including sections 218.1, 790.60, and 890.60) the establishment offers massage, reflexology, or acupressure, or any other practice that involves placing physical pressure by hand, elbow, feet, or with the aid of various devices on the surface of the body. See restrictions below:

Per the Planning Code, a massage establishment is not permitted within 1000 feet of another massage establishment. Per Ordinance No. 289-06, a massage establishment is required to seek and receive authorization through the Conditional Use Process prior to receiving Planning Department approval to operate.

B. ACCESSORY MESSAGE ASSOCIATED WITH A MEDICAL USE* See note below: Per The Planning Code (including sections 204, 217, 790.114, and 890.114) the primary business operation is an acupuncture clinic, chiropractor office, or other health care professional office, licensed by a State sanctioned Board, that also offers massage, acupressure, or reflexology as an accessory to the primary business.

C. ACCESSORY MESSAGE ASSOCIATED WITH A PERSONAL SERVICE USE* See note below: Per the Planning Code (including sections 204, 209.8(c), 218, 790.116, 890.116) The primary business operation is a hair/ nail salon, health spa, cosmetic services, or a gym that also offers massage, acupressure, or reflexology as an accessory component to it's primary business.

2. IS THIS A NEW ESTABLISHMENT? (Prior use not licensed by Health Department) YES [X] NO [] (If yes, please describe the previous use of the establishment: Nail Salon)

3. CHANGE OF OWNERSHIP? YES [] NO [X]

4. DO YOU PROPOSE TO ALTER THE INTERIOR OR EXTERIOR OF THE ESTABLISHMENT? A building permit may be required for alterations to the establishment, including for new signage. Please contact DBI for information regarding building permits at 415-558-6088.

YES [] NO [X] (If yes, please describe the type of alteration:)

5. IS THE ESTABLISHMENT NOW VACANT? YES [] NO [X] (if yes, how long?)

6. TOTAL GROSS SQUARE FOOTAGE OF ESTABLISHMENT 1350 SQ. FT. (Including other uses or business in the same space)

7. HOURS OF OPERATION: Monday-Sunday 10a.m - 10p.m

8. List the number of individual rooms devoted to massage, acupressure, reflexology, and the approximate square footage for such rooms: 1 room 187 Square Footage

ACCESSORY USE RESTRICTIONS FOR MESSAGE, ACUPRESSURE, AND OR REFLEXOLOGY

* The 300 square feet is the maximum permitted accessory massage use area. The actual permitted accessory use area may vary based on the size of a medical or personal service establishment and in no case shall exceed the accessory use amount specified in individual Zoning Districts as noted below.

* In Neighborhood Commercial, South of Market, Chinatown Mixed Use, and Mission Bay Zoning Districts, the total area of accessory massage rooms shall not exceed 1/3 of the total area of treatment rooms used for medical or personal service or 300 square feet maximum, whichever is less. In all other Zoning Districts, the total area of accessory massage rooms shall not exceed 1/4 of the total area of treatment rooms used for medical or personal service or 300 square feet maximum, whichever is less. The establishment of an Acupuncture clinic requires a public notification in order to receive approval to operate.

* Please note that accessory massage use cannot be operated independently without an established principal medical or personal service use. At least one State-licensed medical professional must be present at all times during the operating hours of the medical service establishment, and no more than two massage therapists are permitted to work at the same time.

* The application for accessory massage use must include floor plans showing the medical or personal service rooms and massage rooms and copies of any State and/or local licenses held by the medical professionals and other employees.

* State-licensed professionals or establishment owner (if no employees possess a State license) must submit an affidavit describing the type of services provided by each employee on the premises, the total number of employees, and working hours of State-licensed professional(s) and other employees. Affidavits for massage and accessory massage uses are available at the Planning Department and at the Department of Environmental Health.

X Signature of Applicant / Agent X HuaiRen Li

Date X 12/21/09

(Reviewed /Initialed by Supervisor

Date

Board of Barbering and Cosmetology

STATE OF CALIFORNIA
dca
DEPARTMENT OF CONSUMER AFFAIRS



Establishment License

LICENSE NO. A 264753

ISSUE DATE FEBRUARY 1, 2010

UTOEPIA SPA
1722-1724 DIVISADERO STREET
SAN FRANCISCO CA 94115

The above is licensed with the Board of Barbering & Cosmetology as a Corporation.

UTOEPIA SPA, INC

CORPORATION

VALID UNTIL FEBRUARY 29, 2012

RECEIPT NUMBER 00457885

In accordance with Chapter 10 of Division 3 of the Business and Professions Code, the Business named above is hereby licensed at the above address, and is subject to the rules and regulations of the California Board of Barbering & Cosmetology. Licenses are non-transferable. License permits operation at the address shown above only. A new license must be obtained prior to a change in ownership or location.

23/10

23/10

2420 Del Paso Road, Suite 100
Sacramento, CA 95834
Telephone Inquiries - Call the DCA Consumer Information Center
1-800-952-5210

----- POST IN PUBLIC VIEW -----
----- MUST BE DISPLAYED IN RECEPTION AREA -----

8101303BXX (Rev. 6/00)

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
PLEASE POST CONSPICUOUSLY AT THE BUSINESS LOCATION

TAX ADMINISTRATOR

GEORGE W. PUTRIS, ESQ.

2033 KIRKHAM STREET
SAN FRANCISCO, CA 94122

THIS IS NOT A BILL

DATE ISSUED 11/20/09

LI HUI REN LI
HUI REN LI

TYPE		BUSINESS LOCATION	
VARIOUS LOCATIONS ST.		VARIOUS LOCATIONS ST.	
ACCOUNT NO.	CLASS	DESCRIPTION	FEE PAID
001419	H71	ADV MSG PRACTITIONER	119.00
STARTING DATE	EXPIRATION DATE		
01/01/10	12/31/10		

LICENSE CERTIFICATE

CITY AND COUNTY OF SAN FRANCISCO — OFFICE OF THE TAX COLLECTOR

Permit # 07608

Expires: VALID WITH CURRENT
LICENSE OR UNTIL REVOKED

MESSAGE PRACTITIONER

ISSUED BY: SAN FRANCISCO DEPT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH SECTION



TYPE OF
PERMIT

ADVANCED

NAME: **HUI REN LI**

Director of
Public
Health

Mitchell H. Katz, MD

Date issued 09/25/2008

PERMIT TO OPERATE

AS A MESSAGE PRACTITIONER

Issued according to the provisions of the San Francisco Health Code

MP- 07608

AUTHORIZING conduct of the following

ISSUED ON:

CLASS or TYPE of BUSINESS: H71-Advanced Massage

December 4, 2008

Practitioner

OPERATOR: Huai Ren L1

DBA: Huai Ren L1

ADDRESS: 2033 Kirkham Street
San Francisco, CA 94122

Valid only when accompanied by a receipt from the Tax Collector showing payment of current license fee. THIS PERMIT TO OPERATE MAY BE REVOKED OR SUSPENDED FOR CAUSE AND IS NOT TRANSFERABLE. CHANGE OF OWNERSHIP must be reported immediately.

DEPARTMENT OF PUBLIC HEALTH

Environmental Health Section
City & County of San Francisco

Inspector

Director of Environmental Health

Edwallek Fr Ojo

Principal Inspector

Michael Fr Ojo

Director of Public Health

STATEMENT OF LICENSE FEE DUE - CITY AND COUNTY OF SAN FRANCISCO

ACCOUNT NO. 000518	CLASS H71	PERIOD COVERED 01/01/10 - 12/31/10	DUE ON OR BEFORE 01/31/10
BUSINESS LOCATION 1275 A46TH AV			
DESCRIPTION ADV MSG PRACTITIONER		*PRIOR PERIODS	
UNIT COUNT			

1. FEE \$ **119.00**

2. PENALTY \$ _____

*3. PRIOR PERIODS \$ _____

4. \$ _____

5. TOTAL DUE \$ **119.00**
(PAY THIS AMOUNT)

FORM L304XX (03/08)

LICENSE RENEWAL INSTRUCTIONS

- a) YOUR LICENSE IS NOT TRANSFERABLE. PLEASE REPORT CHANGES IN OWNERSHIP STATUS, UNIT COUNT, AND/OR LOCATIONS TO THE PROPER REGULATING AGENCIES: DEPT. OF PUBLIC HEALTH, POLICE DEPT. OR FIRE DEPT.
- b) TEAR OFF THE TOP PORTION OF THIS FORM AND RETURN TOGETHER WITH YOUR PAYMENT TO:
TAX COLLECTOR'S OFFICE, P.O. BOX 7427, SAN FRANCISCO, CA 94120-7427.
TEL.: (415) ~~338-6610~~ **554-4400**
- c) FULL PAYMENT MUST BE MADE BEFORE LICENSE CERTIFICATE WILL BE ISSUED. MAKE CHECK PAYABLE TO "SAN FRANCISCO TAX COLLECTOR".

DATE PAID _____ CHECK NO. _____

PENALTY IF NOT PAID WITHIN

1 MONTH AFTER EXPIRATION PENALTY IS 10%
2 MONTHS AFTER EXPIRATION PENALTY IS 15%
3 MONTHS AFTER EXPIRATION PENALTY IS 25%

EXCEPTION: PENALTY FOR CLASS A45 (MECHANICAL AMUSEMENT DEVICES) IS \$25.00 PER MACHINE ON DELINQUENCY.

LICENSEE'S COPY - KEEP THIS PORTION FOR YOUR FILES

FRAME AND HANG IN PLAIN VIEW

PERMIT TO OPERATE

MP- 01447

AS A MESSAGE PRACTITIONER

Issued according to the provisions of the San Francisco Health Code

AUTHORIZING conduct of the following

ISSUED ON:

CLASS or TYPE of BUSINESS: H71 Advance Massage Practitioner

MAY 24, 2005

OPERATOR:	Suyun Li
DBA:	SUYUN LI
ADDRESS:	1275A 46th Avenue San Francisco, CA 94122

Valid only when accompanied by a receipt from the Tax Collector showing payment of current license fee. THIS PERMIT TO OPERATE MAY BE REVOKED OR SUSPENDED FOR CAUSE AND IS NOT TRANSFERABLE. CHANGE OF OWNERSHIP must be reported immediately.

DEPARTMENT OF PUBLIC HEALTH

Environmental Health Section
City & County of San Francisco

[Signature]

Inspector

Ed Walsh for J. Ojo

[Signature]

Director of Environmental Health

Murphy

To help maintain privacy, it is no longer required to publicly display your address on personal licenses.
Please fold the license into thirds so that only the license is displayed, and your address is hidden. DO NOT CUT OFF YOUR ADDRESS. IT MUST REMAIN ATTACHED TO THE FORM. Your license(s) must be displayed at your primary work station at all times.



COSMETOLOGIST

BOARD OF BARBERING AND COSMETOLOGY
2420 Del Paso Road, Suite 100
Sacramento, CA 95834
Telephone Inquiries - Call the DCA Consumer Information Center
1-800-952-5210

LICENSE NO. KK 482755
RECEIPT NO. 14700069

VALID UNTIL JULY 31, 2011

DAN LIU


SIGNATURE

In accordance with the provisions of Chapter 10 of Division 3 of the BUSINESS AND PROFESSIONS CODE, the individual named hereon is issued a Cosmetologist renewal license, and is subject to the laws and regulations of the Board of Barbering and Cosmetology. If you change your address, you must notify the Board within 30 days after the change. Include your license number in your notification. If you fail to renew this license for more than five years from its last expiration date, it cannot be renewed and you must qualify for, and retake the licensing examination.

POST IN PUBLIC VIEW
----- **MUST BE DISPLAYED AT PRIMARY WORK STATION** -----

DO NOT DETACH

DAN LIU
1135 MCALLISTER ST APT C
SAN FRANCISCO CA 94115

/01/09
/01/09

Permit #: **02165**

Expires: **10/11/2010**

MASSAGE PRACTITIONER

ISSUED BY: SAN FRANCISCO DEPT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH SECTION

TYPE OF PERMIT: **GENERAL**



NAME: **Dan Liu**

Director of Public Health: **Mitchell H. Katz, MD**

Date issued: **10/11/2006**

FRAME AND HANG IN PLAIN VIEW

MP- 02165

PERMIT TO OPERATE

AS A MESSAGE PRACTITIONER

Issued according to the provisions of the San Francisco Health Code

AUTHORIZING conduct of the following

CLASS or TYPE of BUSINESS: H68 General Massage Practitioner

ISSUED ON:

October 11, 2006

OPERATOR: Dan Liu

DBA: Dan Liu

ADDRESS: 1135 McAllister St. #C
San Francisco, CA 94115

Valid only when accompanied by a receipt from the Tax Collector showing payment of current license fee. THIS PERMIT TO OPERATE MAY BE REVOKED OR SUSPENDED FOR CAUSE AND IS NOT TRANSFERABLE. CHANGE OF OWNERSHIP must be reported immediately.

DEPARTMENT OF PUBLIC HEALTH

Environmental Health Section
City & County of San Francisco

Ed Walsh

Inspector

Johnson

Principal Inspector

PH

Director of Environmental Health

Michael Kelly

Director of Public Health



BOARD OF BARBERING AND COSMETOLOGY
2420 Del Paso Road, Suite 100
Sacramento, CA 95834
Telephone Inquiries - Call the DCA Consumer
Information Center
1-800-952-5210

LICENSE NO. M 279634
RECEIPT NO. 00281279

VALID UNTIL JANUARY 31, 2011

SIU MI HUI

SIGNATURE

In accordance with the provisions of Chapter 10 of Division 3 of the BUSINESS AND PROFESSIONS CODE, the individual named hereon is issued a Manicurist renewal license, and is subject to the law and regulations of the Board of Barbering and Cosmetology. If you change your address, you must notify the Board within 30 days after the change. Include your license number in your notification. If you fail to renew this license for more than five years from its last expiration date, it cannot be renewed and you must qualify for, and retake the licensing examination.

POST IN PUBLIC VIEW

----- MUST BE DISPLAYED AT PRIMARY WORK STATION -----

CITY AND COUNTY OF SAN FRANCISCO — OFFICE OF THE TAX COLLECTOR

LICENSE CERTIFICATE

ACCOUNT NO.		CLASS	DESCRIPTION	STARTING DATE	EXPIRATION DATE	FEE PAID
006082		H68	GEN MAS PRACTITIONER	01/01/10	12/31/10	119.00
BUSINESS LOCATION				TYPE		
VARIOUS LOCATIONS ST						

HUI,STU MI
STU MI HUI

1736- 26TH STREET
SAN FRANCISCO,CA. 94107

DATE ISSUED 12/18/09

THIS IS NOT A BILL

GEORGE W. PUTRIS, ESQ.
TAX ADMINISTRATOR

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
PLEASE POST CONSPICUOUSLY AT THE BUSINESS LOCATION