



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 16, 2010  
CONSENT CALENDAR

*Date:* September 9, 2010  
*Case No.:* **2010.0337C**  
*Project Address:* **266 Sutter Street**  
*Zoning:* C-3-R (Downtown, Commercial, Retail)  
80-130-F Height and Bulk District  
*Block/Lot:* 0287/012  
*Project Sponsor:* Jin Qiu  
402 8<sup>th</sup> Avenue, #404  
San Francisco, CA 94118  
*Staff Contact:* Aaron Hollister – (415) 575-9078  
[aaron.hollister@sfgov.org](mailto:aaron.hollister@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 project proposes to establish a business (D.B.A. Jin Healing for Women) that would offer massage and acupuncture services. The business would be located on the fifth floor of the subject building and would contain four 80-square foot massage treatment rooms and three acupuncture treatment rooms. The proposal does not include any exterior alterations to the building.

Under the proposed business plan, the massage and acupuncture services would be offered to females exclusively. The business owner already has two locations, both located in San Francisco at 999 Powell Street and 3557 Geary Boulevard.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Sutter Street, mid-block between Grant Avenue and Kearny Street, Assessor's Block 0287, Lot 012. This site is within a C-3-R (Downtown, Commercial, Retail) District and an 80-130-F Height and Bulk District.

The Project Site is occupied by a five-story commercial building that currently contains restaurant, retail, personal service and office uses. No residential uses are found in the building. The subject building has been historically known as the Bemiss Building (aka "The Glass House"), and is rated a Category I

building under Article 11 of the Planning Code, and is located within the Kearny-Market-Mason-Sutter Conservation District.

### **SURROUNDING PROPERTIES & NEIGHBORHOOD**

The project is located in Downtown San Francisco in the Union Square retail district, which serves as a regional center for retail and consumer services. The subject area of downtown San Francisco is primarily developed with mid to high-rise buildings containing many different uses including retail uses, eating and drinking establishments, tourist hotels, offices and institutional uses.

### **ENVIRONMENTAL REVIEW STATUS**

The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303 (Class 3, Conversion of a Small Structure).

### **HEARING NOTIFICATION REQUIREMENTS**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 27, 2010	August 25, 2010	22 days
Posted Notice	20 days	August 27, 2010	August 26, 2010	21 days
Mailed Notice	10 days	September 6, 2010	September 6, 2010	10 days

### **PUBLIC COMMENT**

- The Department has not received any public comment regarding the proposal.

### **ISSUES AND OTHER CONSIDERATIONS**

- The Department contacted the Department of Public Health and the Police Department as part of the City's interdepartmental effort to regulate massage establishments. At this time, neither agency has concerns about the proposed massage establishment or the applicant requesting conditional use.

### **REQUIRED COMMISSION ACTION**

- Pursuant to Planning Code Section 218.1, Conditional Use Authorization is required to allow a massage establishment in the C-3-R, Downtown Retail, District.

### **BASIS FOR RECOMMENDATION**

- The project has been found to be desirable as the requested Conditional Use authorization request would comply with the Priority Policies and Commerce and Industry Element of the General Plan.

- The project has been found to be compatible with the surrounding neighborhood as the business would offer a consumer service in an area of the City that serves as regional consumer service center.
- There is no indication that the applicant is involved in any illegal enterprises related to operating the proposed massage establishment.
- The massage establishment would provide a service to both workers and visitors of the area.
- As conditioned, the Project will meet all of the criteria established in Planning Code Section 218.1.

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

- Draft Approval Motion
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Photographs
- Reduced Plans

## Exhibit 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 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 type="checkbox"/> Public Correspondence                |
| <input checked="" type="checkbox"/> Site Photos         |   |

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

AJH  
Planner's Initials

AJH: 266 Sutter Street Executive Summary.doc



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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## Planning Commission Motion No. XXXXX

HEARING DATE: SEPTEMBER 16, 2010

*Date:* September 9, 2010  
*Case No.:* **2010.0337**  
*Project Address:* **266 SUTTER STREET**  
*Zoning:* C-3-R (Downtown, Commercial Retail) District  
 80-130-F Height and Bulk District  
*Block/Lot:* 0287/012  
*Project Sponsor:* Jin Qiu  
 402 8<sup>th</sup> Avenue  
 San Francisco, CA 94118  
*Staff Contact:* Aaron Hollister – (415) 575-9078  
[aaron.hollister@sfgov.org](mailto:aaron.hollister@sfgov.org)

**ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 218.1 OF THE PLANNING CODE TO ALLOW A MESSAGE ESTABLISHMENT (D.B.A. JIN HEALING FOR WOMEN) AT 266 SUTTER STREET ON ASSESOR'S BLOCK 0287, LOT 012, LOCATED WITHIN THE C-3-R (DOWNTOWN, COMMERCIAL RETAIL) DISTRICT AND AN 80-130-F HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On May 6, 2010, Jin Qiu (Project Sponsor) applied for Conditional Use Authorization, Application No. 2010.0337C, on the property at 266 Sutter Street, Lot 012 in Assessor's Block 0287 (Project Site), to allow a massage establishment as defined in Planning Code Section 218.1 to be part of a proposed business (D.B.A. Jin Healing for Women) in general conformity with plans labeled Exhibit B dated September 9, 2010 (Project). The site is within the C-3-R (Downtown, Commercial Retail) District and an 80-130-F Height and Bulk District.

On September 16, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.0337C.

The Project was determined by the San Francisco Planning Department (hereinafter "Department") to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303 (Class 3, Conversion of a Small Structure). The Commission has reviewed and concurs with said determination.

This Commission has reviewed and considered reports, studies, plans and other documents pertaining to this Project.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2010.0337C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the north side of Sutter Street, mid-block between Grant Avenue and Kearny Street, Assessor's Block 0287, Lot 012. This site is within a C-3-R (Downtown, Commercial, Retail) District and an 80-130-F Height and Bulk District. The Project Site is occupied by a five-story commercial building that currently contains restaurant, retail, personal service and office uses. No residential uses are found in the building. The subject building has been historically known as the Bemiss Building (aka "The Glass House"), and is rated a Category I building under Article 11 of the Planning Code, and is located within the Kearny-Market-Mason-Sutter Conservation District.
3. **Surrounding Properties and Neighborhood.** The project is located in Downtown San Francisco in the Union Square retail district, which serves as a regional center for retail and consumer services. The subject area of downtown San Francisco is primarily developed with mid to high-rise buildings containing many different uses including retail uses, eating and drinking establishments, tourist hotels, offices and institutional uses.
4. **Project Description.** The project proposes to establish a business (D.B.A. Jin Healing for Women) that would offer massage and acupuncture services. The business would be located on the fifth floor of the subject building and would contain four 80-square foot massage treatment rooms and three acupuncture treatment rooms. The proposal does not include any exterior alterations to the building.
5. **Public Comment.** The Department has not received any comment from the public regarding this project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Planning Code Section 218.1.** Section 218.1 allows massage establishments with Conditional Use Authorization in the C-3-R Use District 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.

***Criterion Met***

*The existing clinic maintains such a permit and the applicant has filed 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 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.

***Criterion Met:***

*The business would be located on the fifth floor of a five-story building. The criterion does not apply.*

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

***Criterion 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 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 business would be located at the fifth floor of a five-story building. The criterion does not apply.*

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:**

*The ground floor use of the building provides adequate 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.

**Criterion Met:**

*The proposed massage use will be located on the fifth floor of the building. Access to the massage rooms will be open and unobstructed.*

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

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

*The project has been found to be desirable as the massage establishment would provide a service to both workers and visitors of the area. The project has also been found to be compatible with the surrounding neighborhood as the business would offer a consumer service in an area of the City that serves as regional consumer service center.*

- 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;

*The Project will not adversely impact public transit or overburden the existing supply of parking in the neighborhood. Several regional and City transit options exist in the project area. Many of the patrons are expected to walk from their respective work places or from nearby tourist hotels.*



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

*Given the nature of the Project (a massage and acupuncture service), it would not emit any substantial amount of 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 Project does not propose the physical expansion of the existing tenant space, therefore, no landscaping will need to be provided. All lighting and signage would be required to comply with the requirements of the Planning Code, an approved signage program, the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary Standards) and the Urban Design Element of the General Plan.*

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

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

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

*The Project is not located within a Neighborhood Commercial District.*

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

## COMMERCE AND INDUSTRY ELEMENT

### 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 addition of a massage establishment will provide desirable services and employment opportunities to individuals who live in, work in, or visit the project area. The Project will provide net benefits to the community by enhancing an area of the City that has traditionally served as a regional retail and consumer service center.*

**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 compliment 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 Project represents a new business in an existing building and will provide additional employment opportunities for licensed massage professionals.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
  - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The Project would not displace any neighborhood-serving retail uses, and will fill a vacant commercial tenant space. The subject business would be owned by a San Francisco resident.*

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

*The Project will not displace housing as no housing exists in the building.*

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

*The Project will not have any impacts 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 Project will not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. Many of the patrons will be able to walk from their residences, hotel room or places of employment. Additionally, the Project Site is well-served by public transportation. Those who drive will be able to utilize nearby parking garages.*

- 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 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 Project does not involve any construction activities that would compromise the structural integrity of the existing building or trigger any Building Code requirements for a seismic upgrade.*

- G. That landmarks and historic buildings be preserved.

*The subject building is classified as a Category I building in the Kearny-Market-Mason-Sutter Conservation District. The building is also considered eligible for listing on the National Register of Historic Places as an individual building through survey rating. The project will not affect potential historic resource as there are no exterior alterations proposed for the project.*

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

*The Project, which does not include any physical expansion of the existing building envelope, and would not impact any parks or open spaces or their access to sunlight.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use 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. 2010.0337C** 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 September 16, 2010.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 16, 2010

## Exhibit A

# Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 303 and 218.1 to allow a massage establishment to be part of a proposed business (D.B.A. Jin Healing for Women) within the C-3-R (Downtown, Commercial Retail) District and an 80-130-F Height and Bulk District, in general conformance with plans filed with the Application as received on May 6, 2010, and stamped "EXHIBIT B" included in the docket for **Case No. 2010.0377C**, reviewed and approved by the Commission on September 16, 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 Block 0287, Lot 012), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within three 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.
4. The Planning Commission may revoke this Conditional Use Authorization if the Department of Public Health revokes the health permit for massage.
5. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.
6. 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).
7. The storefront in general conformity with Exhibit B shall be maintained in an attractive manner, providing transparency into the tenancy behind. Visibility of the commercial interiors and activity through all storefront windows shall be maintained. Commercial interior layouts should be designed with these requirements in mind. Generally, storefront windows should not be visually obscured with the following: blinds, shades or curtains; shelving; equipment; darkly tinted, translucent or opaque film; painted, stenciled or adhesive signage applied to individual window

surfaces that has an overall transparency of less than 50%, or any signage that covers more than 1/3 of the area of any individual window; full or partial height interior partition walls placed directly against or within 10 feet from the window glazing; or any other items that significantly block the vision of pedestrians through the storefront windows into the occupiable commercial space. The property owner shall ensure that this condition of approval is incorporated into all commercial leases.

8. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed. The existing entrance lighting must remain illuminated from dusk until the business is closed.
9. 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.
10. All interior alterations shall be reviewed by the Planning Department to verify compliance with these conditions.
11. 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.
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 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 am to 10:00 pm.
15. 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.
16. **Monitoring Conditions of Approval:** The proposed use of the subject property as a massage establishment may be subject to inspections by the Planning Department in order to monitor the conditions of approval (8-15) listed above. Failure to comply with the conditions listed above may result in the initiation of enforcement action per Planning Code Section 176 and the assessment of administrative penalty fees of up to \$250 a day for every day the business does not adhere to the mandated conditions. In addition, the Planning Department will seek to recover all costs associated with bringing the use into compliance per Planning Code Section 305.

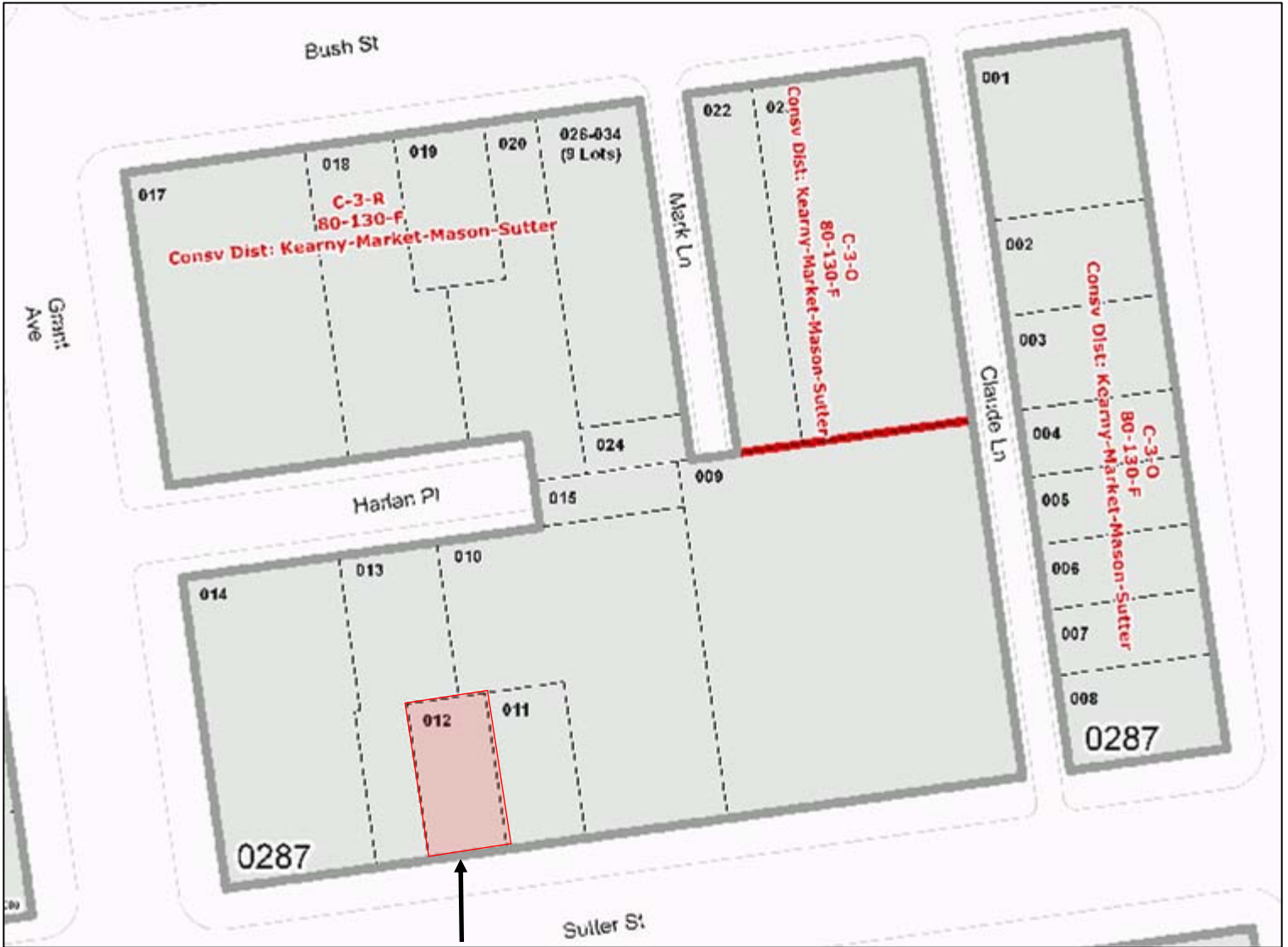
17. **Conditional Use Abatement:** The Planning Commission may consider the possible revocation of a conditional use or the possible modification of or placement of additional conditions on a conditional use when the Planning Commission determines, based upon substantial evidence, that the applicant for the conditional use had submitted false or misleading information in the application process that could have reasonably had a substantial effect upon the decision of the Commission or operates in such a manner as to create hazardous, noxious or offensive conditions enumerated in Section 202(c) if the violation is within the subject matter jurisdiction of the Planning Commission and these circumstances have not been abated through administrative action of the Director, Zoning Administrator or other City authority. Such consideration shall be the subject of a public hearing before the Planning Commission but no fee shall be required of the applicant or the subject conditional use operator.



# STAFF-SUBMITTED GRAPHICS

266 SUTTER STREET  
CASE NO. 2010.0337C

# Parcel Map

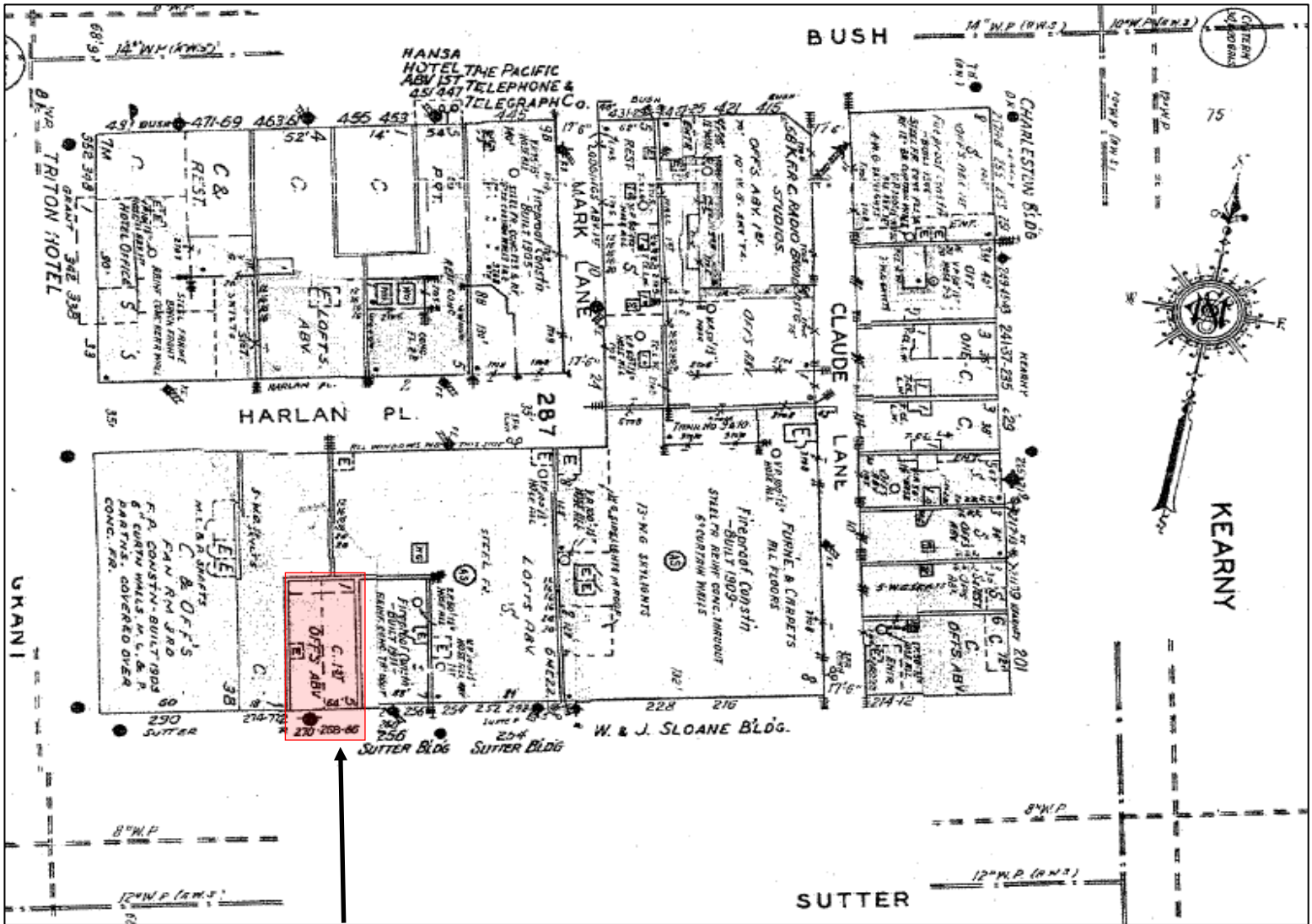


**SUBJECT PROPERTY**



Conditional Use Authorization Request  
Case Number 2010.0337C  
Massage Establishment  
266 Sutter Street

# Sanborn Map\*



**SUBJECT PROPERTY**



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

Conditional Use Authorization Request  
 Case Number 2010.0337C  
 Massage Establishment  
 266 Sutter Street

# Aerial Photo



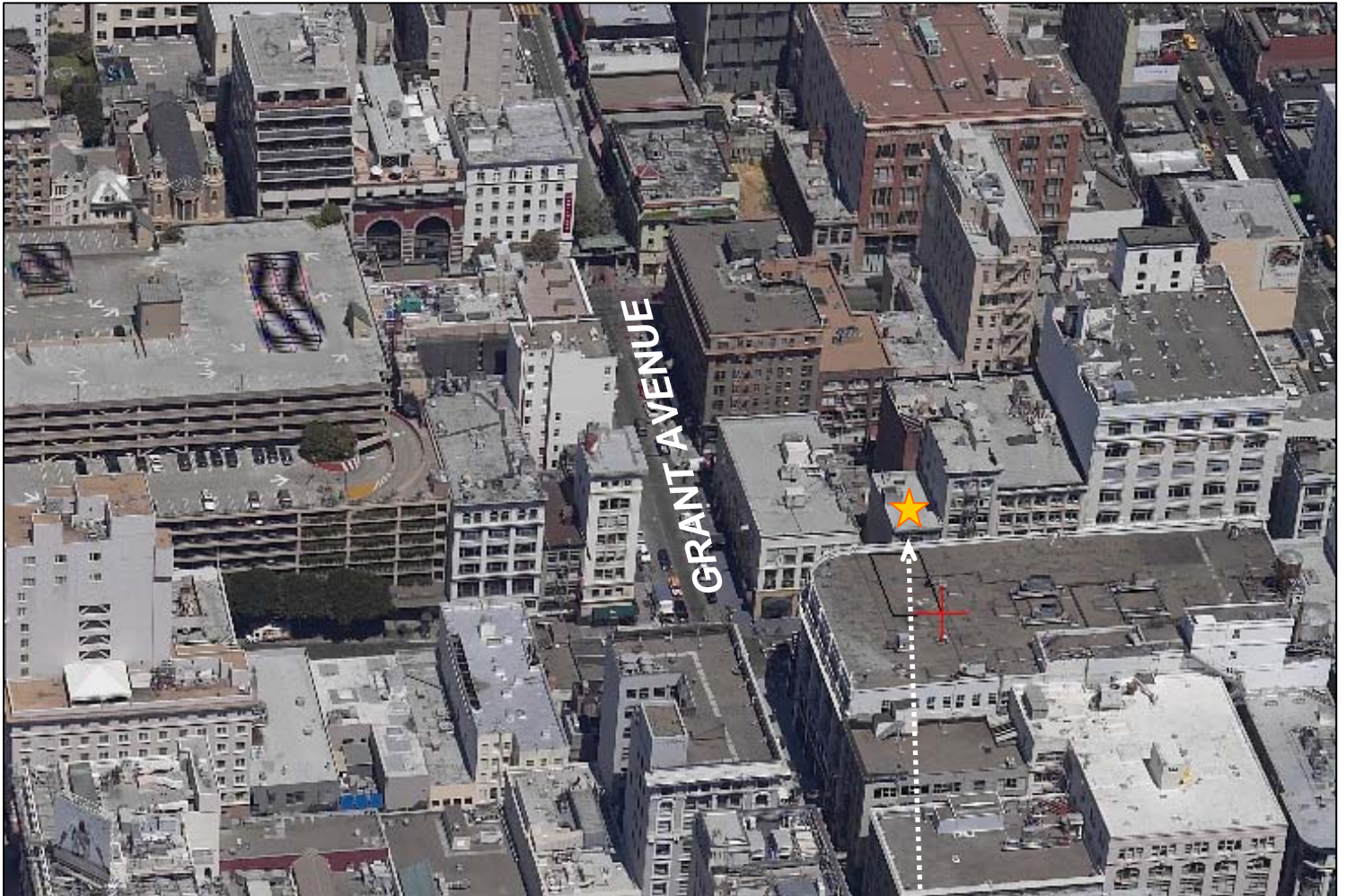
SUBJECT PROPERTY



Conditional Use Authorization Request  
Case Number 2010.0337C  
Massage Establishment  
266 Sutter Street

# Aerial Photo

North-Facing



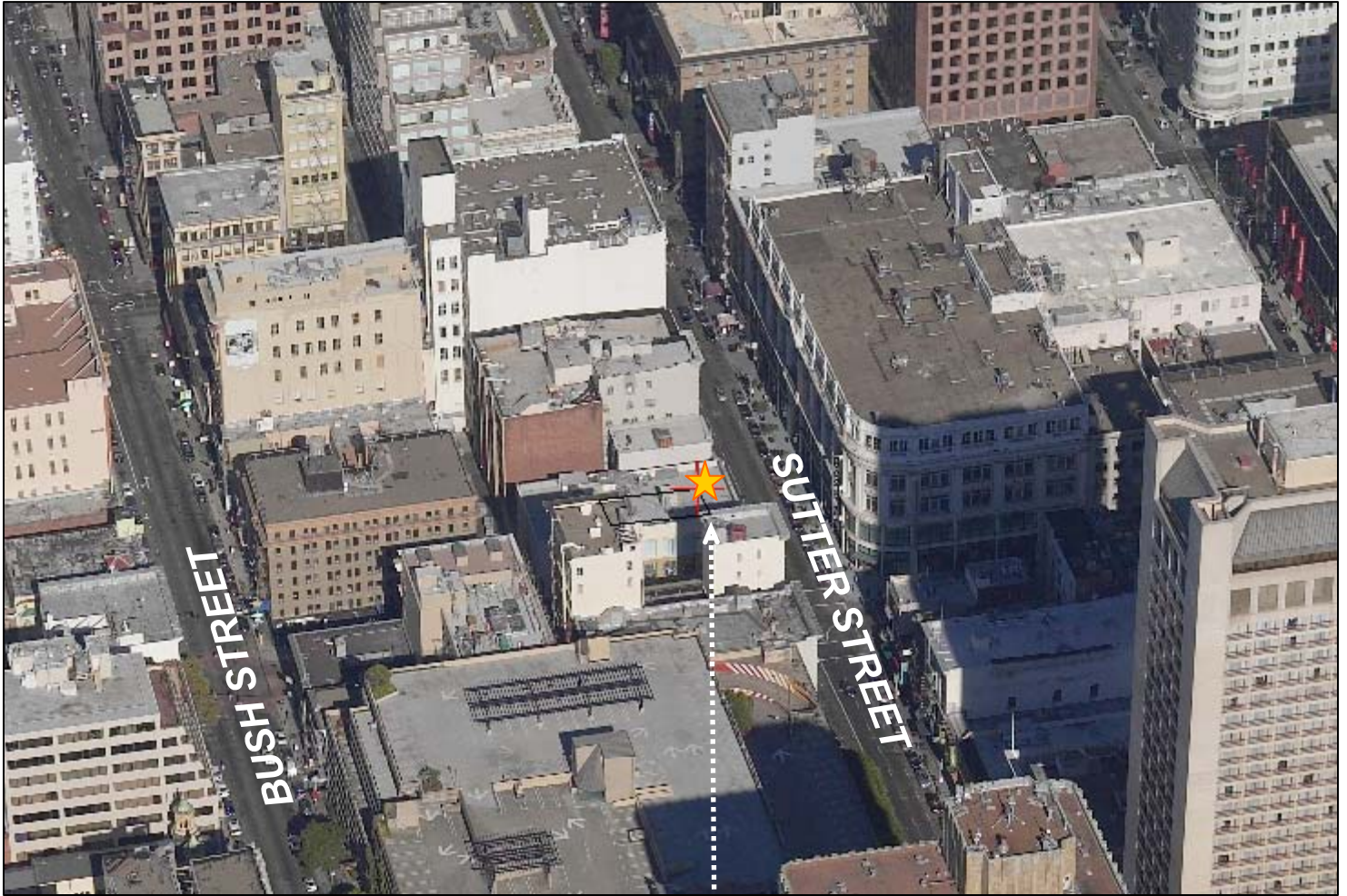
SUBJECT PROPERTY



Conditional Use Authorization Request  
Case Number 2010.0337C  
Massage Establishment  
266 Sutter Street

# Aerial Photo

East-Facing

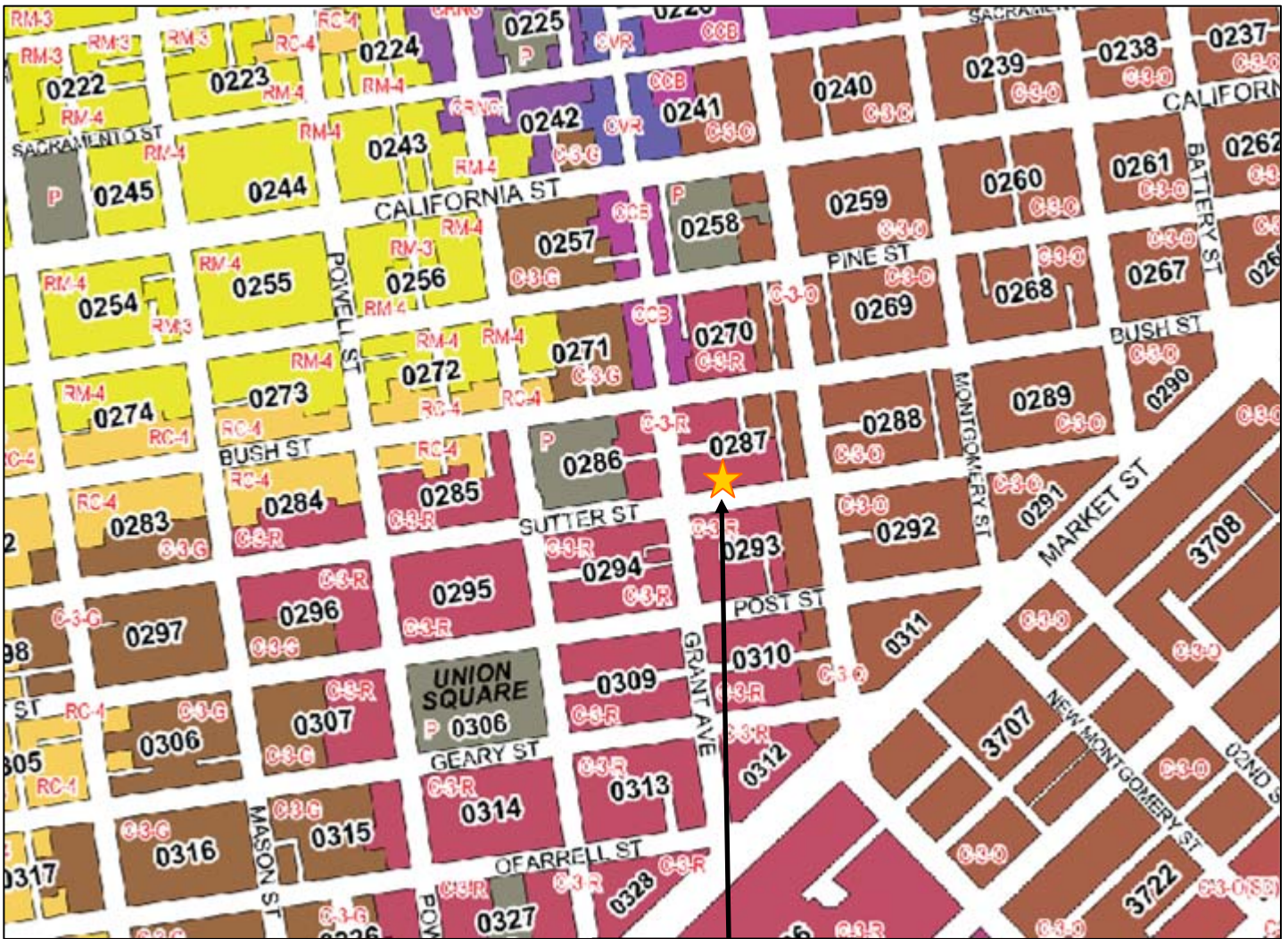


SUBJECT PROPERTY



Conditional Use Authorization Request  
Case Number 2010.0337C  
Massage Establishment  
266 Sutter Street

# Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization Request  
Case Number 2010.0337C  
Massage Establishment  
266 Sutter Street

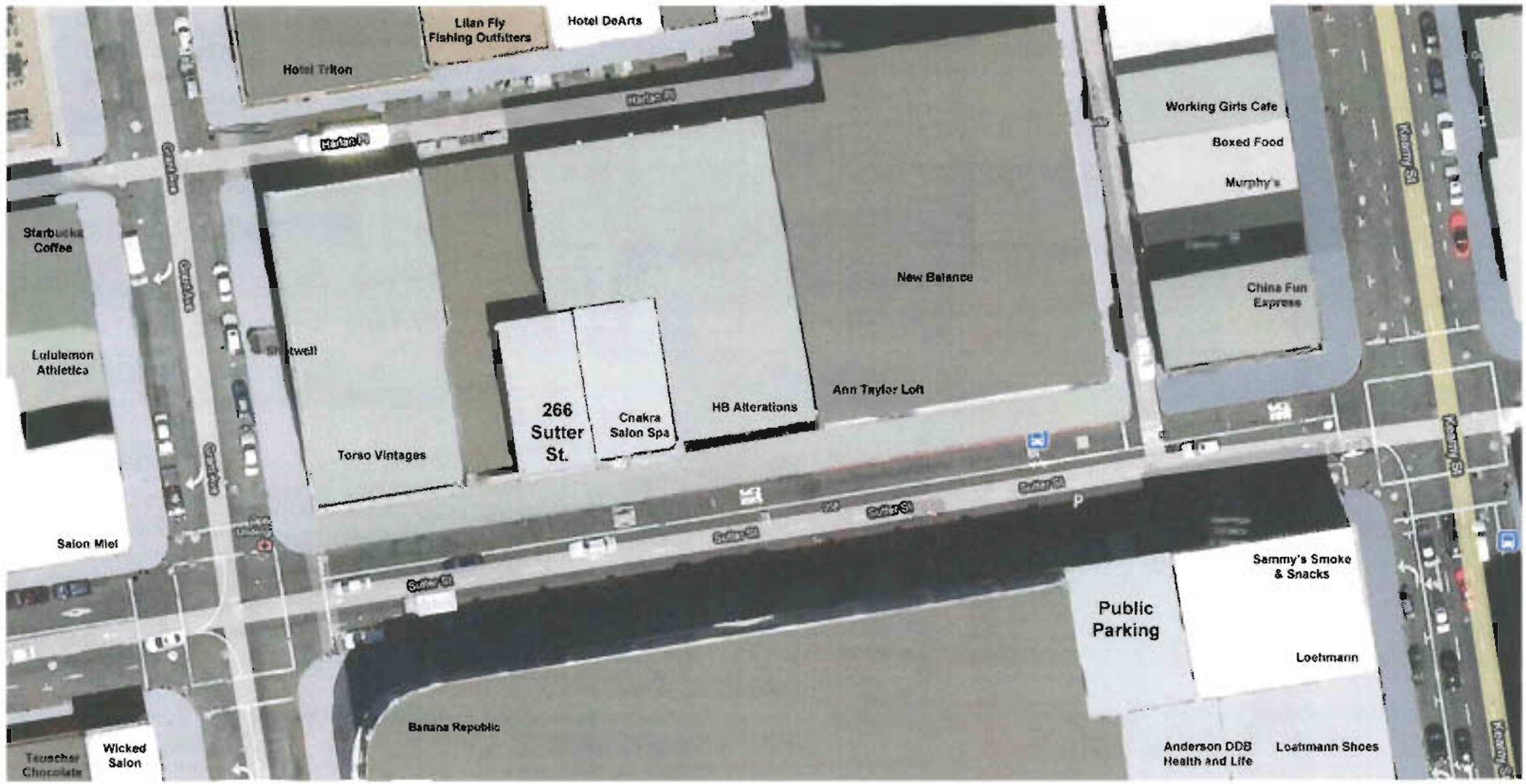
# APPLICANT-SUBMITTED GRAPHICS

266 SUTTER STREET  
CASE NO. 2010.0337C





266 Sutter St. San Francisco, CA



Lilan Fly Fishing Outfitters

Hotel DeArts

Hotel Triton

Working Girls Cafe

Boxed Food

Murphy's

China Fun Express

Starbucks Coffee

Lululemon Athletica

New Balance

Ann Taylor Loft

HB Alterations

266 Sutter St.

Cnakra Salon Spa

Torao Vintages

Salon Miel

Banana Republic

Public Parking

Sammy's Smoke & Snacks

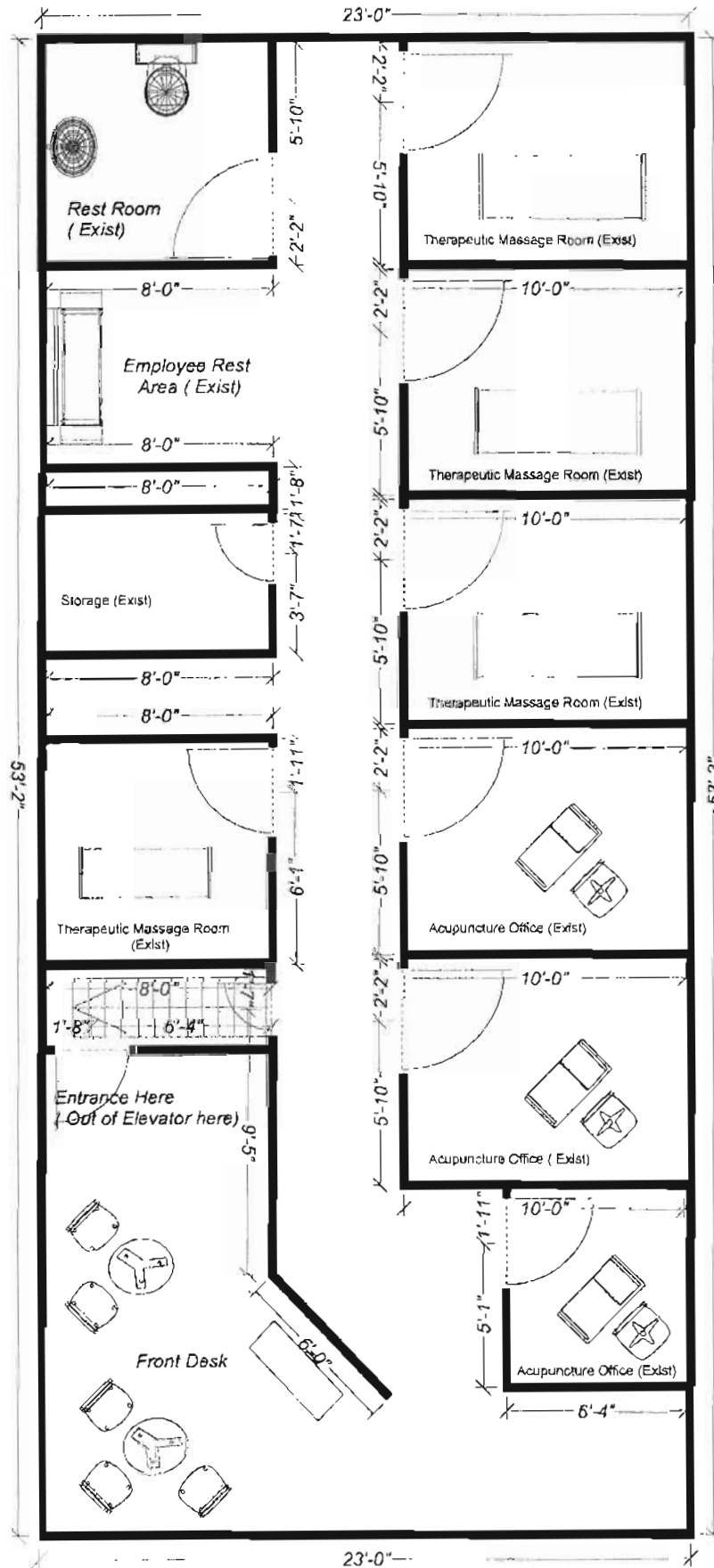
Loetmann

Anderson DDB Health and Life

Loetmann Shoes

Tauscher Chocolate

Wicked Salon



Floor Plan  
 266 Sutter St 5th Floor  
 San Francisco, CA 94108