



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 16, 2010

*Date:* September 9, 2010  
*Case No.:* **2010.0464C**  
*Project Address:* **445 VALENCIA STREET**  
*Zoning:* Valencia Street NCT (Neighborhood Commercial Transit)  
40-X Height and Bulk District  
*Block/Lot:* 3554 / 057  
*Project Sponsor:* Haobin Lee  
176 Farragut Avenue  
San Francisco, CA 94112  
*Staff Contact:* Erika S. Jackson – (415) 558-6363  
[erika.jackson@sfgov.org](mailto:erika.jackson@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 a new foot massage business (dba *Relax Feet Massage*) in a 500 square foot commercial space on the ground floor. No expansion to the building's exterior envelope is proposed.

The proposed use is locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use as they have 3 other locations. The proposal is a change of use to a massage establishment, which requires Section 312-neighborhood notification and Conditional Use Authorization.

The foot massage business will provide foot massage for 60 minutes. The foot massage will include a foot bath (with options such as Chinese Medicine, Ginger Juice, Milk, Pseudo-Ginseng, Kidney, Aloes, Glaze Ice Clay, and Water Crystal Mud) and a full body massage. The services will be provided in an open floor room with windows to the street. The patrons would remain clothed during the massage.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the east side of Valencia Street, between 15<sup>th</sup> and 16<sup>th</sup> Streets, Block 3354, Lot 057. The property is located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and a 55-X Height and Bulk District. The property is developed with a three-story building containing two ground floor commercial spaces and a SRO on the upper floors. The two ground floor commercial spaces are currently vacant. The subject property is a corner lot on the intersections of Valencia Street, Sparrow Street, and Caledonia Street, with approximately 63 feet of frontage on Valencia Street, 100 feet of frontage on Sparrow Street and 63 feet of frontage on Caledonia Street. The two commercial spaces front on Valencia Street.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project site is located in the Valencia Street NCT District with a variety of neighborhood-serving uses. A mixture of food establishments, personal services, small retail establishments, and high density residential uses defines the District. The surrounding properties are located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and the RTO-M (Residential, Transit-Oriented, Mission Neighborhood) Zoning District.

## **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 as described in the determination contained in the Planning Department files for this project.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	August 27, 2010	August 27, 2010	27 days
Posted Notice	20 days	August 27, 2010	August 27, 2010	20 days
Mailed Notice	20 days	August 27, 2010	August 24, 2010	23 days

## **PUBLIC COMMENT**

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

## **ISSUES AND OTHER CONSIDERATIONS**

- The Planning Department contacted the Department of Public Health (Ed Walsh) as part of the City's Interdepartmental effort to regulate massage establishments. The Applicant has filed for a massage permit with the Department of Public Health. At this time, Public Health has no concerns about the proposed massage use or the Applicant requesting Conditional Use Authorization. Condition of Approval No. 4 ensures that the Applicant maintains "a good standing" with the Department of Public Health, failure to do so may result in this Conditional Use Authorization being revoked by the Planning Commission.
- The business has three existing locations within San Francisco. All three locations are in good standing with the Department of Public Health and have received all required City approvals. There are no open violation cases with the Department of Building Inspection or the Planning Department for these locations.
- With respect to an application for a massage establishment as defined in Section 790.60 of the Planning Code, recent legislation requires that the Planning Commission shall consider the following additional findings:

- Whether the applicant has obtained and maintains a permit for a massage establishment from the Department of Public Health;
- Whether the façade is transparent and open to the public, with a preference for transparency; and
- Whether the use includes pedestrian-oriented lighting, encouraging lighting during the post-sunset hours of operation;
- Whether the use is reasonably oriented to facilitate public access. Barriers that make the entrance to the use more difficult than to an average service provider in the area are to be strongly discouraged. These include, but are not limited to, foyers equipped with double doors that can be opened only from the inside and security cameras.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow for a massage establishment in the Valencia Street NCT Zoning 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 proposed Project meets all applicable requirements of the Planning Code.
- The location of the project, within walking distances to major transit stops, public parking garages and several hundred new dwelling units will mitigate any traffic and parking effects on the area. The District is well served by transit, therefore customers should not impact traffic.
- The size of the proposed use at 500 square feet is in keeping with the existing floor plates on the property and within the immediate neighborhood. The proposed massage establishment is not expected to impact existing traffic or parking in the District as the proposed use is within short walking distances to public transit, existing public garages and high density residential districts (RTO-M).
- The proposed massage use will compliment the mix of goods and services currently available at the project site and contributes to the economic vitality of the neighborhood. The Project is desirable because it will provide a personal service use.
- The Applicant has filed for a massage permit with the Department of Public Health. Condition of Approval No. 4 ensures that the Applicant maintains “a good standing” with the Department of Public Health, failure to do so may result in this Conditional Use Authorization being revoked by the Planning Commission.

- The proposed project meets all of the criteria outlined in Planning Code Section 790.60.

<b>RECOMMENDATION:</b> <i>Approval with Conditions</i>
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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"/>                                      |
| <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         |   |

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

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

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# SAN FRANCISCO PLANNING DEPARTMENT

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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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CA 94103-2479

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## Planning Commission Draft Motion

HEARING DATE: SEPTEMBER 16, 2010

*Date:* September 9, 2010  
*Case No.:* **2010.0464C**  
*Project Address:* **445 VALENCIA STREET**  
*Zoning:* Valencia Street NCT (Neighborhood Commercial Transit)  
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[erika.jackson@sfgov.org](mailto:erika.jackson@sfgov.org)

**ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 726.1 AND 790.60 TO ALLOW A MESSAGE ESTABLISHMENT LOCATED AT 443 VALENCIA STREET ON ASSESSOR'S BLOCK 3554 LOT 057, WITHIN THE VALENCIA STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On June 17, 2010, Haobin Lee (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 726.1, and 790.60, to allow a new message establishment, within the Valencia Street Neighborhood Commercial Transit District (Valencia NCT) and a 55-X Height and Bulk District.

On September 16, 2010, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.0464C.

The Project was determined by the Department to be Categorical Exempt from the California Environmental Quality Act ("CEQA") as a Class 1a exemption under CEQA Guidelines as described in the determination contained in the Planning Department files for this project. 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 applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2010.0464C, 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 east side of Valencia Street, between 15<sup>th</sup> and 16<sup>th</sup> Streets, Block 3354, Lot 057. The property is located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and a 55-X Height and Bulk District. The property is developed with a three-story building containing two ground floor commercial spaces and a SRO on the upper floors. The two ground floor commercial spaces are currently vacant. The subject property is a corner lot on the intersections of Valencia Street, Sparrow Street, and Caledonia Street, with approximately 63 feet of frontage on Valencia Street, 100 feet of frontage on Sparrow Street and 63 feet of frontage on Caledonia Street. The two commercial spaces front on Valencia Street.
3. **Surrounding Properties and Neighborhood.** The Project site is located in the Valencia Street NCT District with a variety of neighborhood-serving uses. A mixture of food establishments, personal services, small retail establishments, and high density residential uses defines the District. The surrounding properties are located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and the RTO-M (Residential, Transit-Oriented, Mission Neighborhood) Zoning District.
4. **Project Description.** The project proposes a new foot massage business (dba *Relax Feet Massage*) in a 500 square foot commercial space on the ground floor. No expansion to the building's exterior envelope is proposed.

The proposed use is locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use as they have 3 other locations. The proposal is a change of use to a massage establishment, which requires Section 312-neighborhood notification and Conditional Use Authorization.

The foot massage business will provide foot massage for 60 minutes. The foot massage will include a foot bath (with options such as Chinese Medicine, Ginger Juice, Milk, Pseudo-Gingseng, Kidney, Aloes, Glaze Ice Clay, and Water Crystal Mud) and a full body massage. The

services will be provided in an open floor room with windows to the street. The patrons would remain clothed during the massage.

5. **Public Comment.** The Department has received no comment regarding the Project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use / Massage Establishment.** Planning Code Sections 726.1 and 790.60 state that Conditional Use Authorization is required to establish a massage use within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District.
7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
  - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The size of the proposed use at 500 square feet is in keeping with the existing floor plates on the property and within the immediate neighborhood. The proposed massage establishment is not expected to impact existing traffic or parking in the District as the proposed use is within short walking distances to public transit, existing public garages and high density residential districts (RTO-M).*

*The proposed massage use will compliment the mix of goods and services currently available at the project site and contributes to the economic vitality of the neighborhood. The Project is desirable because it will provide a personal service use.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
  - i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project size and shape are compatible with the pattern of development in the area. The project building currently exists and the proposal will not change the exterior dimensions of the subject building.*
  - ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;



*The proposed massage establishment is not expected to impact existing vehicular traffic or parking in the district as the proposed use is located within walking distances to well-known local and regional transit stops and public parking garages. The project site is in close proximity to areas which are transit-oriented, high-density mixed-use residential and commercial neighborhoods.*

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

*The proposed massage establishment is not expected to generate noticeable levels of noxious or offensive emissions such as noise, glare, dust and 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 is not expected to create demand for on street loading beyond an occasional delivery of supplies from a small van. Signs announcing the massage activity shall be no more than a single sign affixed to the wall of the building, shall not exceed nine square feet in area, and shall not be directly illuminated.*

- 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.*

- 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 purposes of Valencia Street NCT Districts in that the intended use is located at the ground floor, and the use will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.*

- 8. **Planning Code Section 790.60** establishes that the Planning Commission shall make findings in addition to those required under Planning Code Section 303 (c), based on the following criteria:

- a. Whether the applicant has obtained, and maintains in good standing, a permit for a Massage Establishment from the Department of Public Health pursuant to Section 1908 of the San Francisco Health Code.

**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 "a good standing" with the Department of Public Health, failure to do so may result in this Conditional Use Authorization being revoked by the Planning Commission. The business has three existing locations within San Francisco. All three locations are in good standing with the Department of Public Health.*

- b. Whether the use's façade is transparent and open to the public. Permanent transparency and openness are preferable. Elements that lend openness and transparency to a façade include:
- 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 subject building provides approximately 17 feet of active street frontage. The entire frontage is devoted to the tenant space windows at the pedestrian eye-level.*

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

***Criteria Met***

*The subject tenant space windows are clear, providing transparency into the existing personal service/massage use.*

- 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 project site does not contain decorative railings or grille work. The subject tenant space windows are covered by security gates that are more than 75 percent open to perpendicular view.*

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

***Criteria Met***

*At sunset, the project site receives adequate light via a street light in front of the project site. Additionally, the subject building is furnished with two façade lights illuminating the building façade and the immediate street frontage. The project sponsor intends to maintain the existing lighting on the subject property.*

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

***Criteria Met***

*The existing building features a recessed entrance. Furthermore, the recessed entrance features a wrought iron security gate (75 % open to perpendicular view) which remains open during business hours. Security gates are common within the Valencia and Mission Street neighborhoods to keep the homeless from using the recessed entrances as sleeping quarters. All doors remain open during the hours of operation.*

*Condition of approval No. 12 specifically prohibits the project sponsor from locking the entrance to the existing personal service use during business hours and prohibits the practice of using a buzzer and security camera system to allow entrance to the business during business hours.*

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

## **COMMERCE AND INDUSTRY**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

#### **Policy 1.1:**

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

#### **Policy 1.2:**

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

#### **Policy 1.3:**

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

#### **OBJECTIVE 2:**

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

#### **Policy 2.1:**

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

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

**Policy 6.1:**

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

**Policy 6.2:**

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

*The location of the project, within walking distance to major transit stops, public parking garages and residential neighborhoods will mitigate any traffic and parking effects on the area. The Project will maintain and enhance an existing commercial activity and will enhance the diverse economic base of the City. No commercial tenant would be displaced and the project would enhance the district to achieve optimal diversity in the types of goods and services available in the neighborhood.*

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

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

*The proposal would enhance the district by providing a new massage establishment. The business would be locally owned and creates additional skilled employment opportunities for the community.*

- 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 would not result in the loss of any dwellings units. The proposal is commercial in nature in a District which encourages ground floor commercial space. The massage use will provide a unique and desirable feature to the existing neighborhood.*

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

*No housing is removed for this Project.*

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

*The proposed massage establishment is not expected to impact existing vehicular traffic or parking in the district as the proposed use is primarily intended to support the immediate neighborhood. The immediate neighborhoods are primarily transit-oriented, high-density mixed-use residential areas which provide goods and services to thousands of dwellings within a short walk. The use should not generate significant amounts of new vehicular trips to the immediate neighborhood or citywide.*

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

*The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or 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 will conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The project site contains a building that was constructed more than 50 years ago. For the purposes of CEQA (California Environmental Quality Act) the subject building may be considered a potential historic resource. However, the project does not propose to alter any exterior character defining features.*

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

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

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2010.0464C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application dated May 1, 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. 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

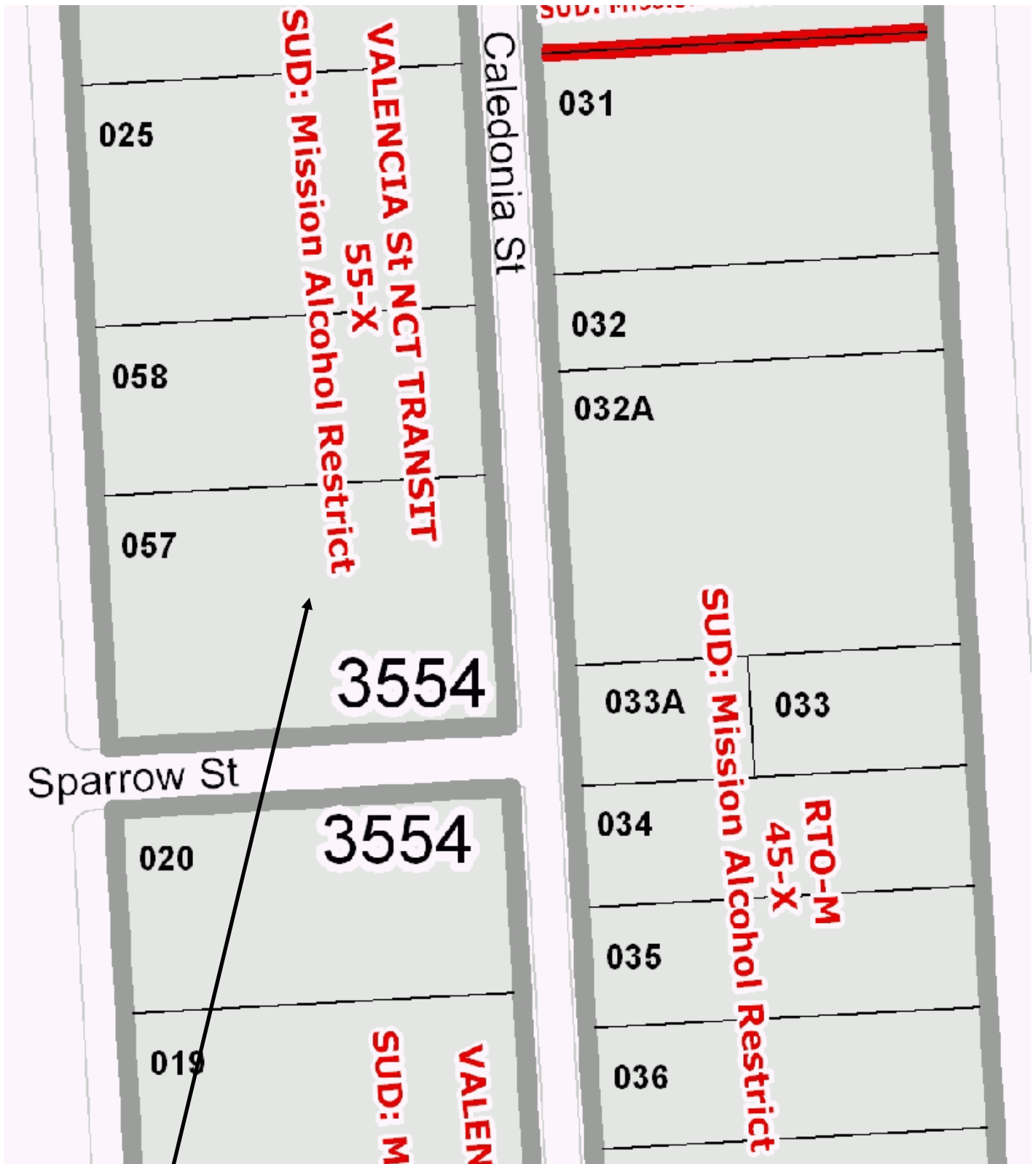
# Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 303, 726.1, and 790.60, to convert the ground floor of an existing building to a new massage establishment, within the Valencia Street Neighborhood Commercial Transit District (Valencia NCT) and a 55-X Height and Bulk District, in general conformance with plans filed with the Application dated May 1, 2010 and stamped "EXHIBIT B" included in the docket for **Case No. 2010.0464C**, 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 3554, Lot 057), which notice shall state that construction 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. 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).
5. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
6. The Project Sponsor shall maintain an attractive storefront providing visibility of the interior of the massage establishment through the storefront windows.
7. 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.
8. The Planning Commission may revoke this Conditional Use Authorization if the Department of Public Health revokes the health permit for massage.
9. 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.

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. 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.
12. The front door to the business must be open during business hours. The use of a buzzer and security camera system is not permitted.
13. 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.
14. 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.
15. 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.



# Parcel Map



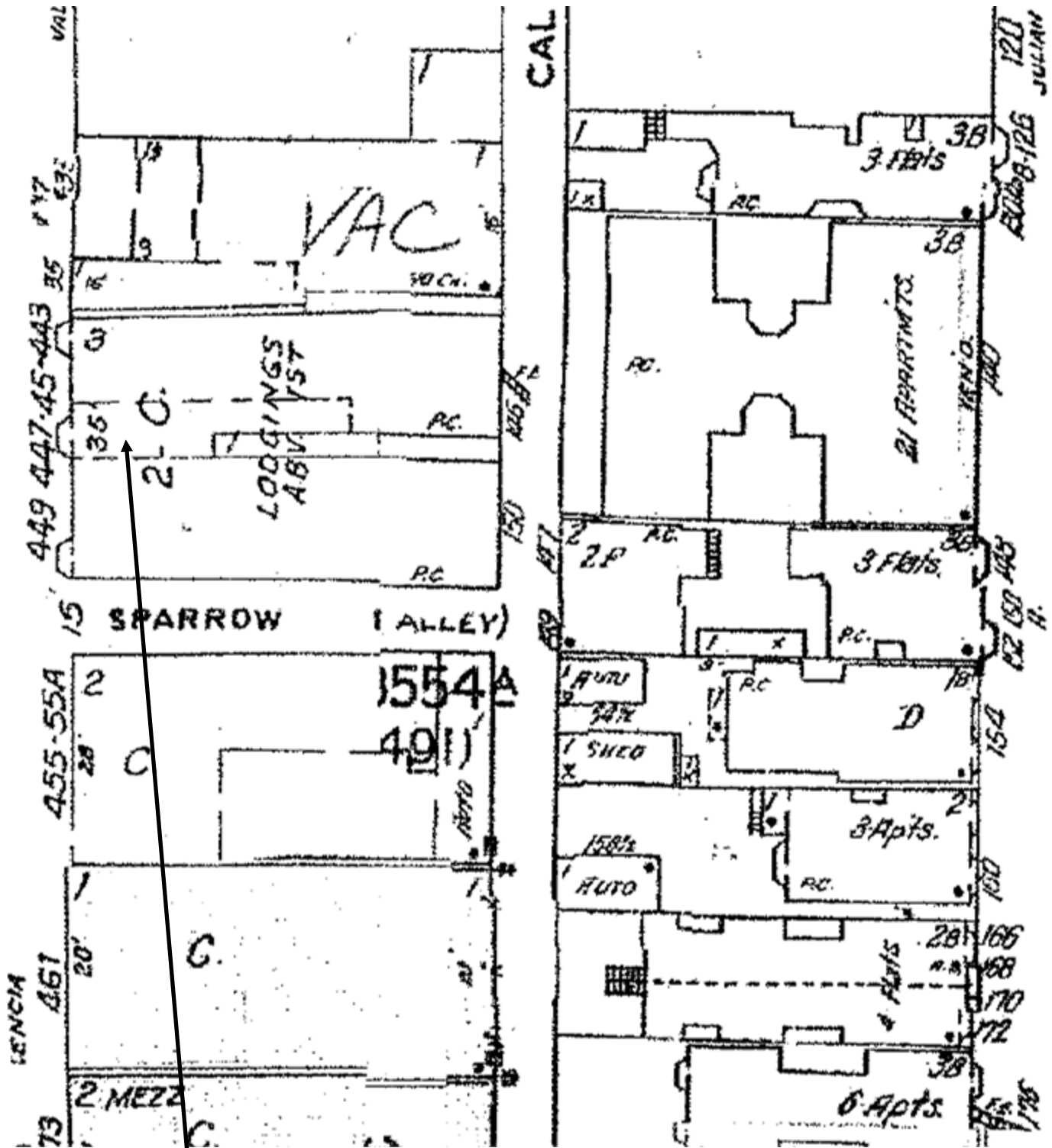
**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2010.0464C  
445 Valencia Street  
3554 / 057

# Sanborn Map\*

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

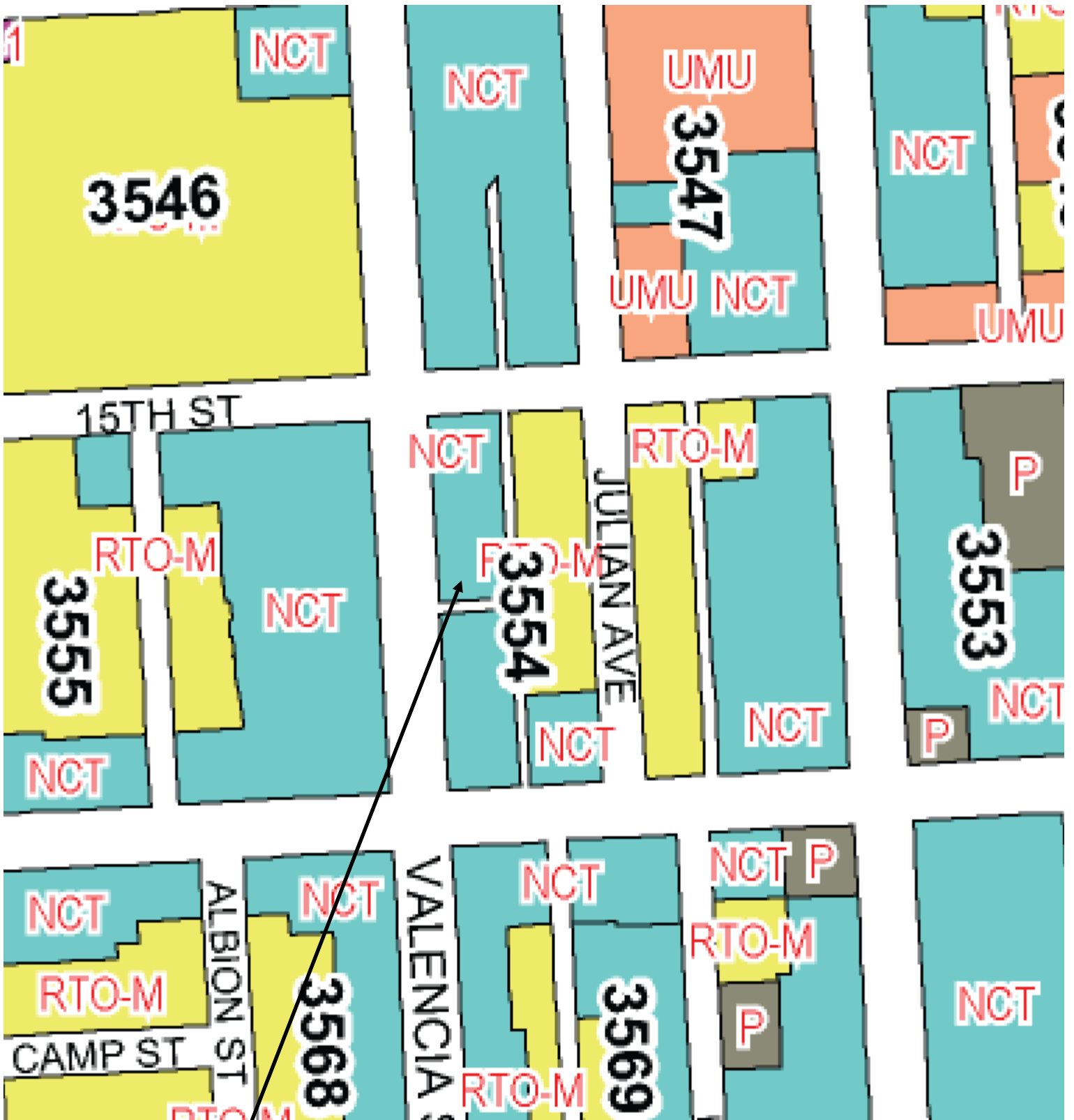


SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2010.0464C  
445 Valencia Street  
3554 / 057

# Zoning Map

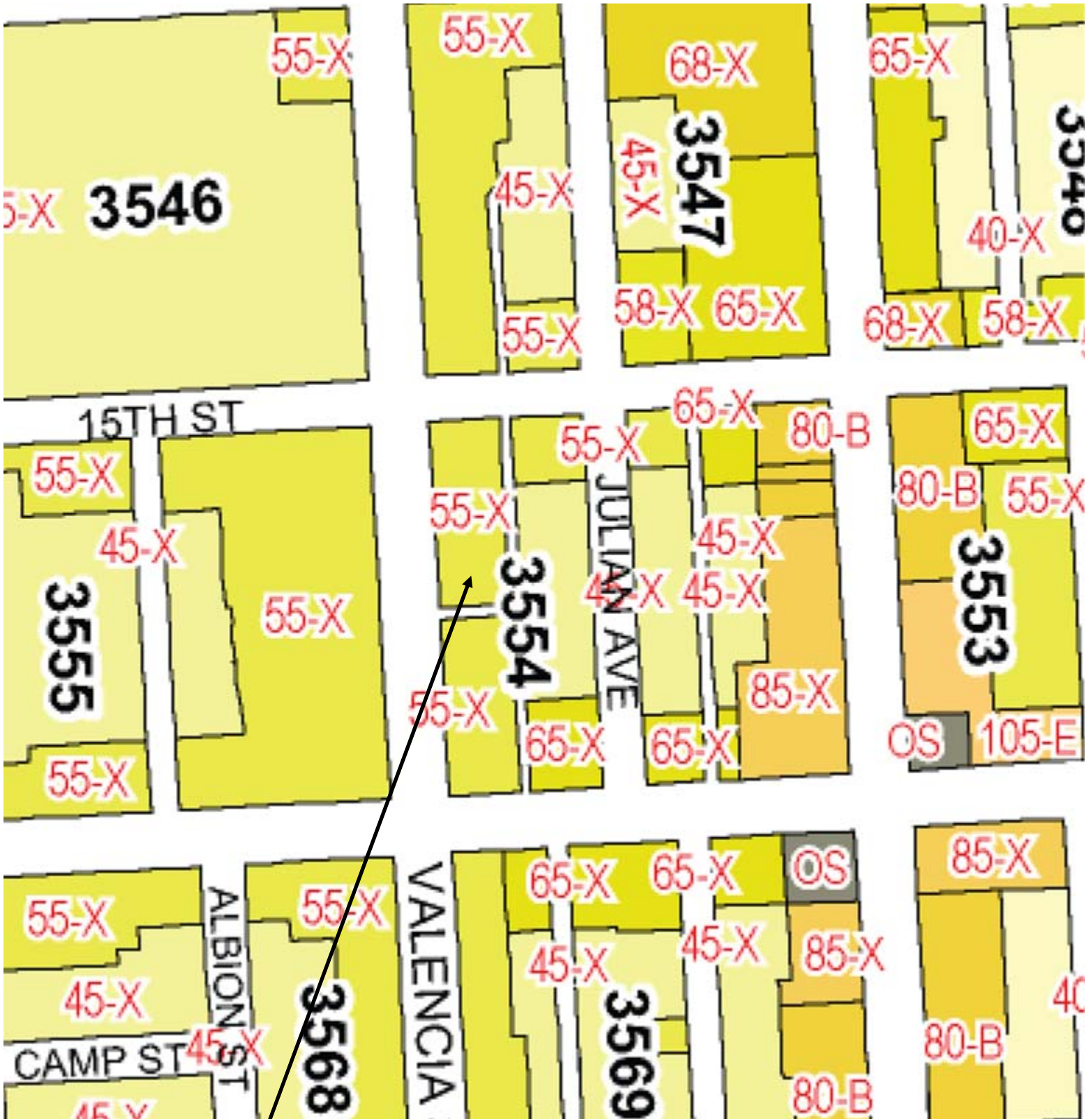


**SUBJECT PROPERTY**



Conditional Use Hearing  
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# Height & Bulk Map

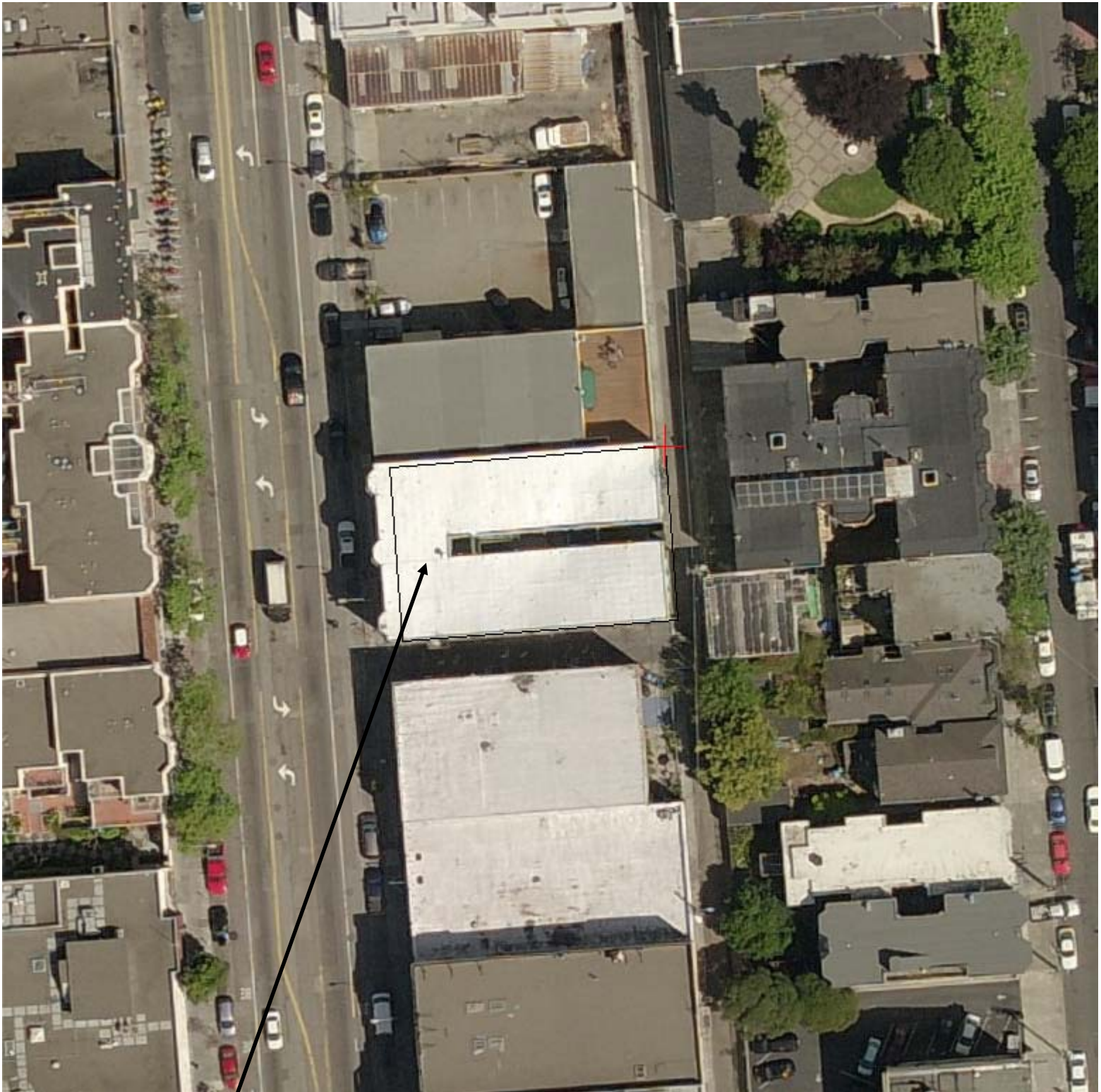


**SUBJECT PROPERTY**



Conditional Use Hearing  
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# Aerial Photograph

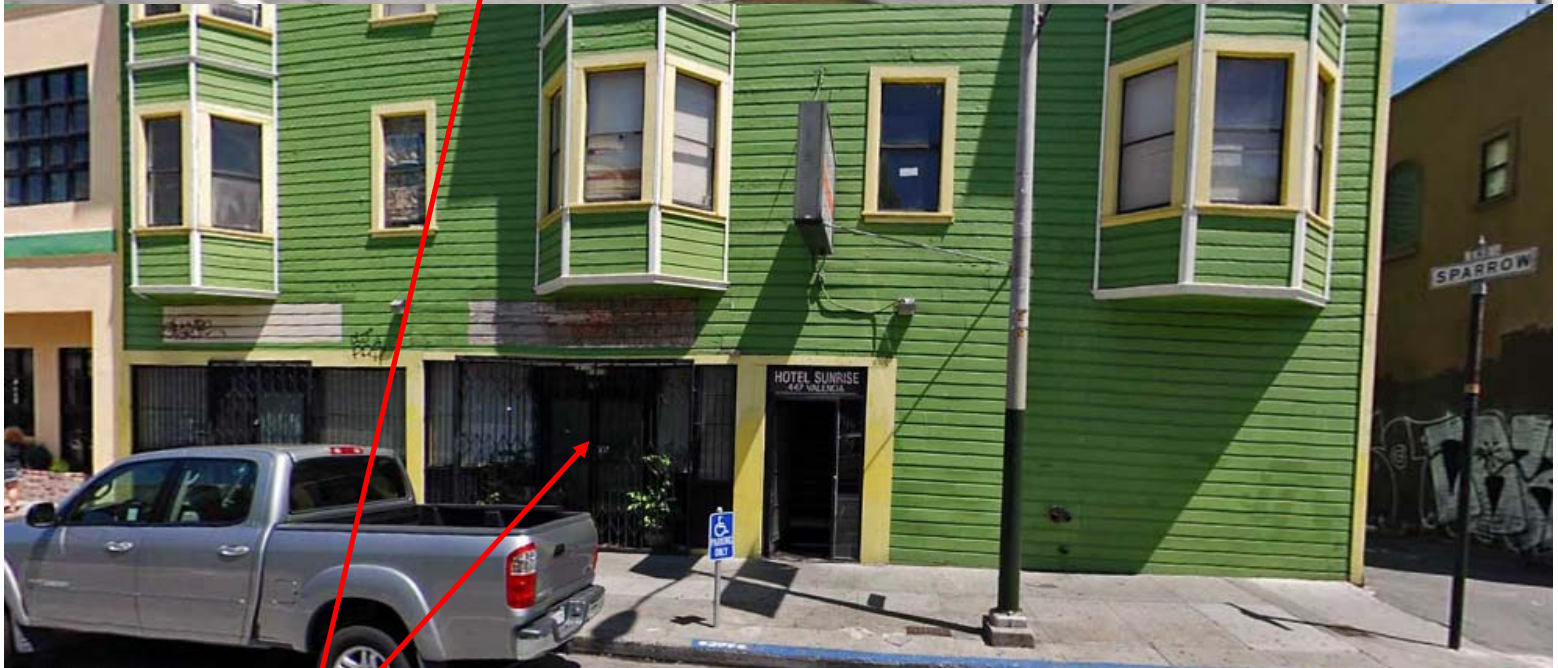


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2010.0464C  
445 Valencia Street  
3554 / 057

# Site Photographs



**SUBJECT PROPERTY**

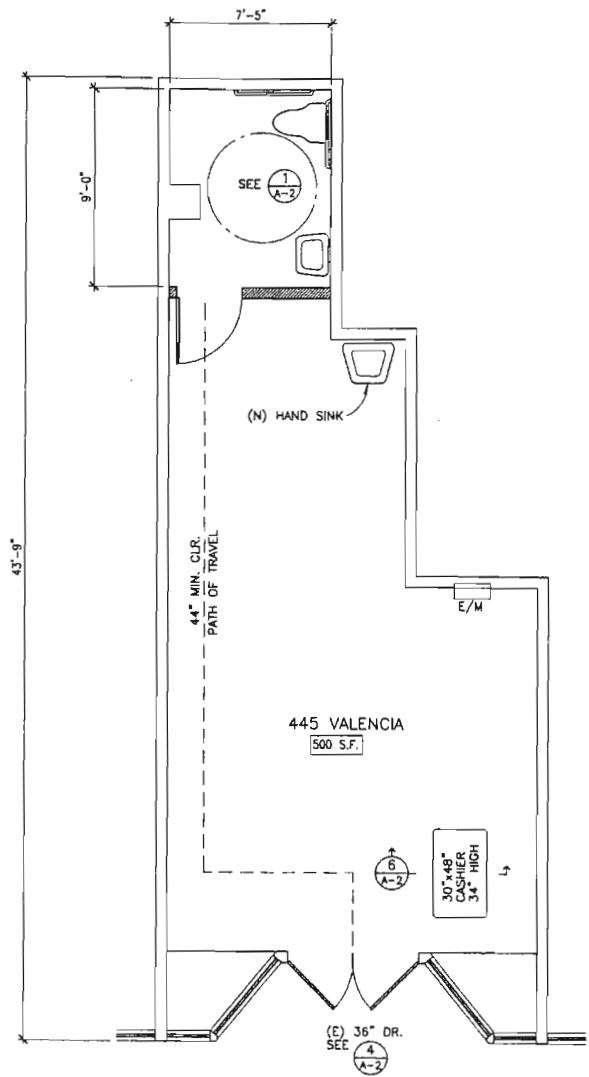


Conditional Use Hearing  
Case Number 2010.0464C  
445 Valencia Street  
3554 / 057

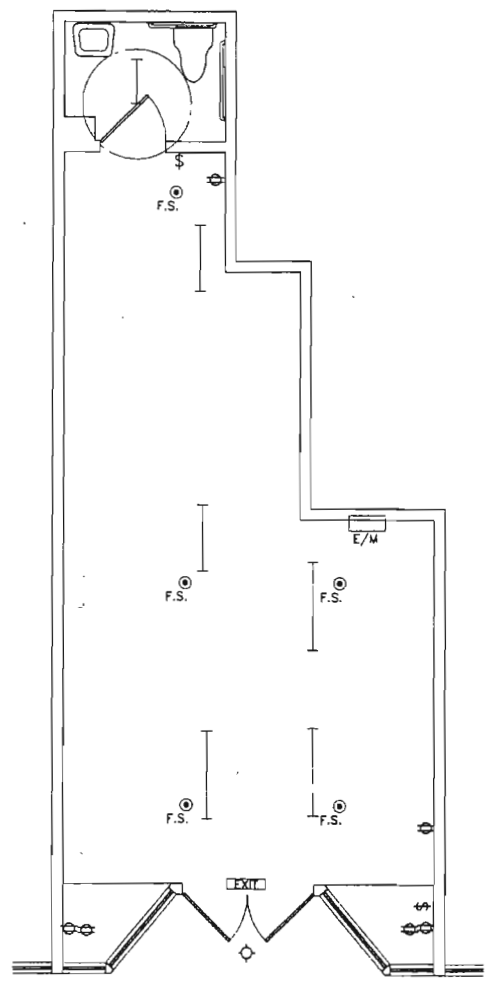
# Site Photographs



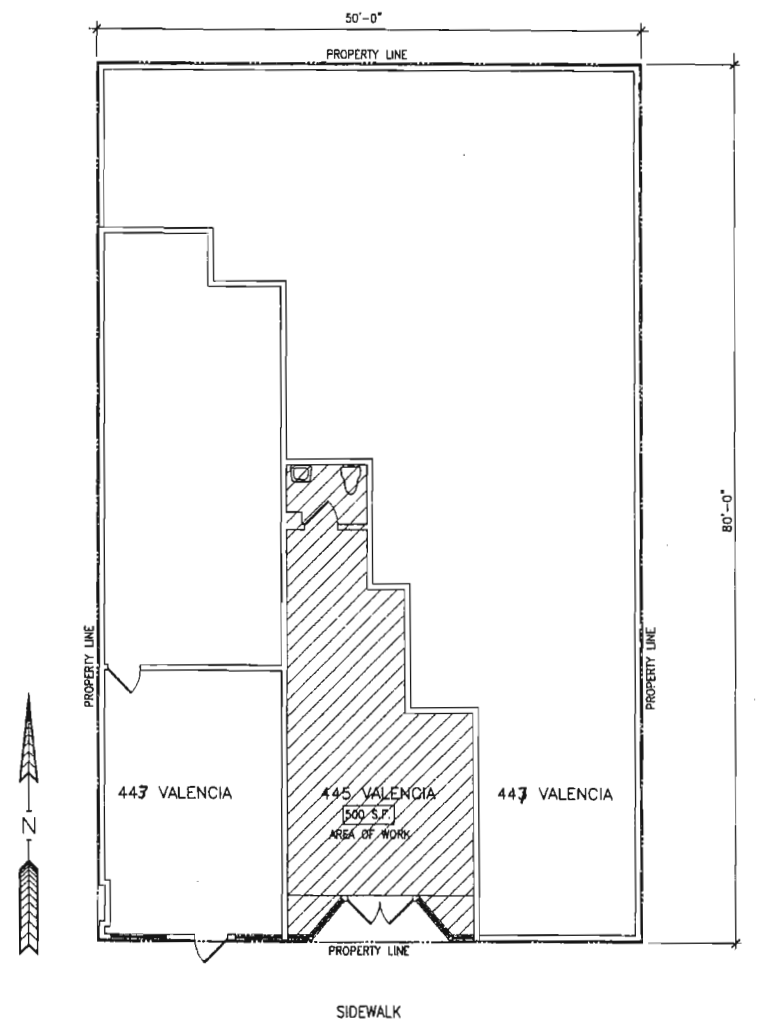
Conditional Use Hearing  
Case Number 2010.0464C  
445 Valencia Street  
3554 / 057



**PROPOSED GROUND FLOOR PLAN** (3) A-1  
1/4" = 1'-0"



**EXISTING GROUND FLOOR PLAN** (2) A-1  
1/4" = 1'-0"



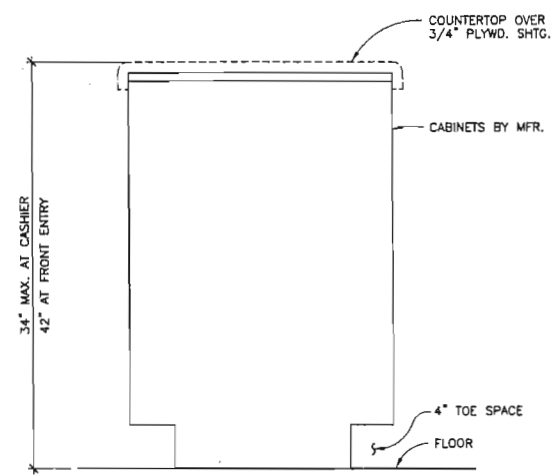
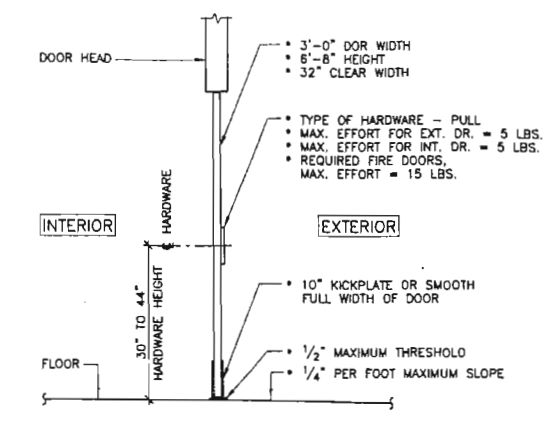
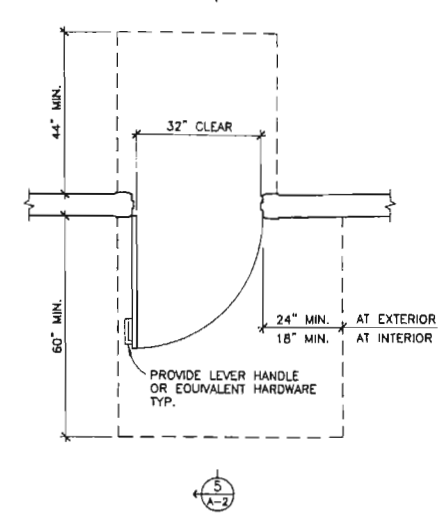
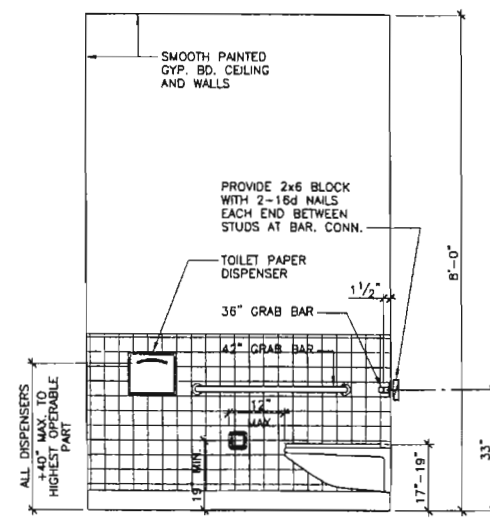
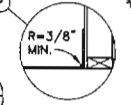
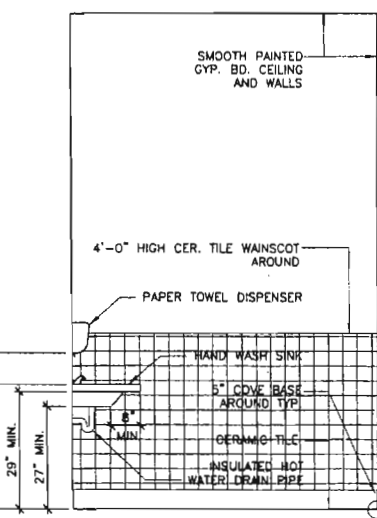
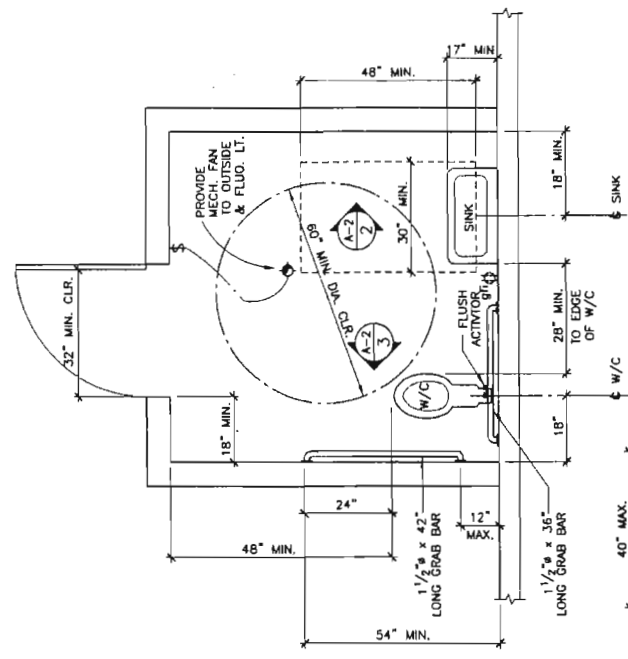
**SITE/(E) 1ST FLOOR PLAN** (1) A-1  
1/8" = 1'-0"

NOTE: ALL ELECTRICAL LIGHTING/RECEPTACLES  
SPRINKLERS AND HEATING TO REMIAN

BUILDING DATA		CBC 2007	SHEET INDEX	
BLOCK AND LOT NO.	3554/057	VALENCIA ST NCT	A-1	SITE AND FLOOR PLANS
ZONING	V-B	R-3/B	A-2	ENERGY COMPLIANCE
TYPE OF CONSTRUCTION	R-3/B		SCOPE OF WORK:	
OCCUPANY GROUP			CONVERT (E) STORE TO FOOT MASSAGE SPACE ENLARGE ADA TOILET ROOM	

OWNER:	VALANCIA FOOT MASSAGE 510-219-6307		
JOB ADDRESS:	445 VALANCIA ST S.F. CA 94103		
BLOCK/LOT	3554/057	DRAWING SCALE:	AS NOTED
SHEET TITLE			DRAWING DATE: 05/01/10
SITE AND FLOOR PLANS			
DESIGNER:	TONY LEE	415-640-6474	DRAWING NUMBER A-1 of 2
	1315 GENEVA AVE S.F., CA 94112		





OWNER:	VALANCIA FOOT MESSAGE 510-219-6307		
JOB ADDRESS:	445 VALANCIA ST S.F. CA 94103		
BLOCK/LOT	3554/057	DRAWING SCALE:	AS NOTED
SHEET TITLE	ADA DETAILS		DRAWING DATE:
			05/01/10
DESIGNER:	TONY LEE	415-640-6474	DRAWING NUMBER
	1315 GENEVA AVE S.F., CA 94112		A-2 of 2