

June 22, 2021

Ms. Angela Calvillo, Clerk Honorable Supervisors Ronen and Mandleman Board of Supervisors City and County of San Francisco City Hall, Room 244 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2020-006112PCA: Massage Establishments Zoning Controls Board File No. 210381

Planning Commission Recommendation: Approval with Modification

Dear Ms. Calvillo and Supervisors Ronen and Mandleman,

On April 12, 2021, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisors Ronen and Mandleman that would amend the Planning Code to revise Massage Establishment zoning controls. At the hearing the Planning Commission recommended approval with modification.

The Commission's proposed modifications were as follows:

- 1. Allow an exception for Massage Establishments on any floor within a Personal Service.
- 2. In zoning districts where Health Services are currently not permitted but Massage Establishments are, retain the existing more permissive Massage Establishment controls.
- 3. Clerical amendment to copy the Hotel exception footnote reference to all applicable floors within Zoning Control Tables.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15378 and 15060(c)(2) because they do not result in a physical change in the environment.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Aaron D. Starr Manager of Legislative Affairs

cc: Victoria Wong, Deputy City Attorney Paul Monge, Aide to Supervisor Ronen Erica Major, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution Planning Department Executive Summary





49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103 628.652.7600 www.sfplanning.org

PLANNING COMMISSION Resolution No. 20926

HEARING DATE: June 3, 2021

Project Name:	Massage Establishment Zoning Controls		
Case Number:	2020-006112PCA [Board File No. 210381]		
Initiated by:	ed by: Supervisors Ronen and Mandelman / Introduced April 12, 202		
Staff Contact:	ntact: Veronica Flores, Legislative Affairs		
	Veronica.Flores@sfgov.org, 628-652-7525		
Reviewed by:	Aaron Starr, Manager of Legislative Affairs		
	aaron.starr@sfgov.org, 628-652-7533		

RESOLUTION APPROVING WITH MODIFICATION A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO REVISE MASSAGE ESTABLISHMENT ZONING CONTROLS, INCLUDING, AMONG OTHER THINGS, TO 1) ADD SOLE PRACTITIONER MASSAGE ESTABLISHMENTS TO THE DEFINITION OF HEALTH SERVICES IN ARTICLE 7; 2) REGULATE MASSAGE ESTABLISHMENTS CONSISTENT WITH HEALTH SERVICES, EXCEPT THAT WHERE ZONING FOR HEALTH SERVICES IS MORE PERMISSIVE, MASSAGE ESTABLISHMENTS SHALL REQUIRE CONDITIONAL USE AUTHORIZATION ON THE SECOND FLOOR AND ARE NOT PERMITTED ON THE THIRD FLOOR AND ABOVE UNLESS LOCATED WITHIN A HOTEL; 3) ELIMINATE THE THREE-MONTH PERIOD TO ESTABLISH ABANDONMENT OF CERTAIN NONCONFORMING MASSAGE ESTABLISHMENT USES; 4) PROHIBIT PERSONAL SERVICES USES FOR THREE YEARS AT ANY LOCATION WHERE A MASSAGE ESTABLISHMENT USE WAS CLOSED DUE TO A VIOLATION OF THE PLANNING CODE OR HEALTH CODE; 5) ELIMINATE THE EXCEPTION FROM THE CONDITIONAL USE AUTHORIZATION REQUIREMENT FOR MASSAGE USES ACCESSORY TO A DWELLING UNIT; AND 6) DELETE RELATED PROVISIONS THAT HAVE EXPIRED THROUGH THE PASSAGE OF TIME; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND PUBLIC NECESSITY, CONVENIENCE, AND GENERAL WELFARE FINDINGS PURSUANT TO PLANNING CODE, SECTION 302.

WHEREAS, on April 12, 2021 Supervisors Ronen and Mandelman introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 210381, which would amend the Planning Code to revise Massage Establishment zoning controls, including, among other things, to 1) add Sole Practitioner Massage Establishments to the definition of Health Services in Article 7; 2) regulate Massage Establishments consistent with Health Services, except that where zoning for Health Services is more permissive, Massage Establishments shall require conditional use authorization on the second floor and are not permitted on the third floor and above unless located within a Hotel; 3) eliminate the three-month period to establish abandonment of certain nonconforming Massage Establishment uses; 4) prohibit Personal Services uses for three years at any location where a Massage Establishment use was closed due to a violation of the Planning Code or Health Code; 5) eliminate the exception from the conditional use authorization requirement for massage uses accessory to a dwelling unit; and 6) delete related provisions that have expired through the passage of time;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on June 3, 2021; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c)(2); and

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves with modifications** the proposed ordinance. The Commission's proposed recommendations are as follows:

- 1. Allow an exception for Massage Establishments on any floor within a Personal Service.
- 2. In zoning districts where Health Services are currently not permitted but Massage Establishments are, retain the existing more permissive Massage Establishment controls.
- 3. Clerical amendment to copy the Hotel exception footnote reference to all applicable floors within Zoning Control Tables.

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:

The proposed Ordinance would review Massage Establishments more similarly to Health Services.



The proposed Ordinance will make review of Massage Establishments more consistent throughout the city.

General Plan Compliance

The proposed Ordinance and the Commission's recommended modification are consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

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.

OBJECTIVE 2

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

OBJECTIVE 6

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

Policy 6.1

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

The proposed Ordinance aligns Massage Establishments with other Health Services, thereby making the former more permissible throughout the city. The Department of Public Health (DPH) would continue to review the business operations and licensing of Massage Establishments. Under this Ordinance, the Planning Code would review Massage Establishments based on their land use and leave review of their merits to the experts at DPH.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:



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

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.



Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 3, 2021.

Jonas P Ionin Date: 2021.06.17 16:40:54 -07'00'

Jonas P. Ionin Commission Secretary

- AYES:Tanner, Chan, Diamond, Fung, Imperial, Moore, KoppelNOES:None
- ABSENT: None
- ADOPTED: June 3, 2021



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EXECUTIVE SUMMARY PLANNING CODE TEXT AMENDMENT

HEARING DATE: June 3, 2021

90-Day Deadline: July 20, 2021

Recommendation:	Approval with Modifications
	aaron.starr@sfgov.org, 628-652-7533
Reviewed by:	Aaron Starr, Manager of Legislative Affairs
	Veronica.Flores@sfgov.org, 628-652-7525
Staff Contact:	Veronica Flores, Legislative Affairs
Initiated by: Supervisors Ronen and Mandelman / Introduced April 12, 202	
Case Number:	2020-006112PCA [Board File No. 210381]
Project Name:	Massage Establishment Zoning Controls

Planning Code Amendment

The proposed Ordinance would amend the Planning Code to revise Massage Establishment zoning controls, including, among other things, to 1) add Sole Practitioner Massage Establishments to the definition of Health Services in Article 7; 2) regulate Massage Establishments consistent with Health Services, except that where zoning for Health Services is more permissive, Massage Establishments shall require conditional use authorization on the second floor and are not permitted on the third floor and above unless located within a Hotel; 3) eliminate the three-month period to establish abandonment of certain nonconforming Massage Establishment uses; 4) prohibit Personal Services uses for three years at any location where a Massage Establishment use was closed due to a violation of the Planning Code or Health Code; 5) eliminate the exception from the conditional use authorization requirement for massage uses accessory to a dwelling unit; and 6) delete related provisions that have expired through the passage of time.

The Way It Is Now:	The Way It Would Be:
The recent Planning Code reorganization effort changed the name of Medical Service to Health Services. In some places, the Planning Code still references "Medical Service".	All remaining references to "Medical Service" would be replaced with "Health Service".

Sole Practitioners are included as part of the	Sole Practitioners would now be included as part of
definition of Massage Establishments.	the definition of Health Services.
Massage Establishment Zoning Control Table	Massage Establishments would be regulated like
permissions vary per floor according to each Zoning	Health Services, generally as follows:
District.	 Principally permitted on the first floor
	 Conditionally permitted on the second floor
	 Not permitted on the third floor and above
	However, in the cases where Health Services are
	more permissive than what is listed above for the
	second floor or higher, Massage Establishments
	would still require Conditional Use Authorization on
	the second floor and would not be permitted on the
	third floor or above.
	The only exception to the above restrictions is that
	Massage Establishments would be principally
	permitted on all floors for Hotels.
Nonconforming Massage Establishments that are	This three-month abandonment period for certain
discontinued for one of the reasons listed below	nonconforming Massage Establishments would be
would be considered an abandonment if they are	eliminated. As a result, nonconforming Massage
discontinued for a period of three months. Such	Establishments would have the same abandonment
scenarios include:	provisions as all other land uses.
• nonconforming for being located within 1,000	
feet of another Massage Establishment, or	
• no longer permitted in that Zoning District.	
No new Massage Establishments are permitted for at	New Personal Services would also not be permitted
least three years at any location where a previous	for at least three years at any location where a
Massage Establishment was closed due to a violation	Massage Establishment use was closed due to a
of the Planning or Health Codes.	violation of the Planning or Health Codes.
The Conditional Use Authorization findings for	This specific Conditional Use Authorization finding
Massage Establishments includes a finding as to	would be eliminated.
whether the applicant has obtained, and maintains in	
good standing, a permit for a Massage Establishment	
from the Department of Public Health.	
Massage Establishments do not require Conditional	The Conditional Use Authorization exception for
Use Authorization in certain circumstances, including,	Massage Establishments accessory to a dwelling unit
but not limited to, the following:	would be eliminated. The Conditional Use
If the Massage Establishment is an Accessory	Authorization exception for Massage Establishments
Use to a dwelling unit	accessory to a Tourist Hotel would be amended to
If the Massage Establishment is an Accessory	exempt all Hotels, regardless of the number of hotel
Use to a Tourist Hotel with at least 100 rooms	rooms.
Accessory Massage Establishments located within the	This notification requirement for accessory Massage
Ocean Avenue Neighborhood Commercial District are	Establishments located within the Ocean Avenue



subject to the notification requirements of Planning	Neighborhood Commercial District would be
Code Section 311.	eliminated.
The Code includes outdated references and	The Ordinance would update references and correct
typographical errors.	typographical errors.

Background

The regulatory landscape of Massage Establishments has evolved for the past two decades in response to changing State requirements, the stigma associated with Massage Establishments, and the desire to regulate Massage Establishments more consistently. In 2003, the Board of Supervisors passed an Ordinance to move the licensing and regulation of Massage Practitioners from the Police Code to the Health Code. This was the first significant move in aligning massage therapy with other Health Services. In 2006, the Board of Supervisors then legislated for Massage Establishments to require Conditional Use Authorizations in most Commercial Districts. This was primarily in response to the challenges of Massage Establishments regulated differently in various Zoning Districts. Around this time, there was also a rise in both legitimate and illegitimate Massage Establishments opening throughout the city. The Conditional Use Authorization requirement was intended to address the illegitimate massage establishments.

In 2015, the Board of Supervisors passed an Ordinance that defined Massage Establishment as its own unique land use,¹ potentially adding to the stigma of Massage Establishments since they were called out separately from other uses. Additionally, that same Ordinance restricted where Massage Establishments would be permitted. A companion Ordinance also amended Article 29 of the Health Code to strengthen review of Massage Establishments, to establish licensing and reporting requirements, and to incorporate State human trafficking information posting requirements into local law for enforcement purposes. All these efforts were to help ensure there were no illegal activities at Massage Establishments. The Department of Public Health (DPH) has since created a robust Massage Program and been more involved in recent years, actively revoking licenses from businesses where such illicit activity is found. This results in less of this type of bad behavior within Massage Establishments, making it an appropriate time to revisit stringent review of Massage Establishments in the past. The proposed Ordinance would revise land use regulations by treating Massage Establishments more similarly to other Health Services.

Issues and Considerations

Massage Establishments versus Sole Practitioners

Massage Establishments and Sole Practitioners both provide massage services, but one of the key differences is business ownership. Massage Establishments employ Massage Practitioners, but the business owner may or may not be a Massage Practitioner. Sole Practitioners are self-employed and operate independently of any relationship to a Massage Establishment. Another difference relates to the number of permitted Massage Practitioners at any given location, which is unlimited for Massage Establishments and only up to two for Sole

¹ Board File 141303, Ordinance 73-15



Practitioners. The proposed Ordinance would amend the Planning Code to provide more flexibility for both Massage Establishments and Sole Practitioners alike.

Historically, Massage Establishments were regulated by the Police Code due to concerns over illicit activities at some Massage Establishments. In 2014, licensing and regulation of Massage Establishments was transferred to the DPH marking the first significant moves in associating Massage Establishments with other Health Services.² Beginning in 2006, new Massage Establishments proposed in Commercial Districts required Conditional Use Authorization. Because of its complicated history, Massage Establishments would continue to have a greater lens of scrutiny compared to other Health Services to ensure no human trafficking or illicit activities occur. However, regulating Massage Establishments more restrictively still suggests that these are different than other Health Services.

Consistent Review with Other Health Services

For ground floor locations, the proposed Ordinance would regulate Massage Establishments the same as Health Services by principally permitting them on the ground floor when Health Services are principally permitted; however, Massage Establishments would require Conditional Use Authorization on the second floor and be prohibited on the third floor and above regardless of Health Service controls. Exception to this rule occurs when a Health Service is conditionally permitted or not permitted on the first or ground floor, in which case Massage Establishments would have similar controls. Another exception to Conditional Use requirements on the second floor for Massage Establishments is when the use is located within a Hotel. In those instances, the Massage Establishment is principally permitted on all floors. To address lingering concerns about illicit activities, the proposed Ordinance would maintain separate use definitions for Massage Establishment and Health Service. Having two definitions would limit Massage Establishments from being located on upper floors.

This methodology has produced some unintended consequences. There are a handful of zoning districts where Health Services are currently not permitted. As proposed, the Ordinance would no longer permit Massage Establishments where they are currently conditionally permitted in a few zoning districts such as the Chinatown Visitor Retail District or the Haight Street Neighborhood Commercial Zoning District. The Department is aware of at least one proposal, located at 811 Clay Street, that would directly be impacted by this Ordinance. The project submitted their application in September 2020 seeking to change from their existing Chair/Foot Massage land use to a Massage Establishment. The project has yet to appear in front of the Planning Commission. If enacted, the proposed change to Massage Establishment at this property would no longer be allowed.

Eliminate Conditional Use Authorizations in the Future

Overall, the Ordinance does make Massage Establishments more permissive throughout the city; however, the Ordinance still requires Conditional Use Authorizations for Massage Establishments when Health Services are principally permitted on the second floor. The Department understands the hesitancy in fully integrating Massage Establishments as part of the definition of Health Services due to past violations related illicit activity or human trafficking within Massage Establishments; however, land use regulations are not the best tool in combatting illicit activity. Further, DPH's new Massage Program and increased involvement has resulted in less of

² Board File 030995, Ordinance 268-03



this type of bad behavior within Massage Establishments. As the City has becomes more comfortable with the new relaxed land use controls for massage uses, the Department recommends revisiting them again to see if both massage types could be included under the Health Services definition.

Licensing and Review

The State of California established the California Massage Therapy Council (CAMTC) in 2008 and authorized it to implement a statewide massage certification program. At the time, the State also limited the local land use controls, which made it difficult for the City to regulate Massage Establishments effectively. The State regulated Massage Establishments until 2014 when Massage Establishment review and regulations were returned to the local level. Since that time, DPH has regulated the review of Massage Establishments and required all Massage Practitioners to have a one of the following licenses to operate in San Francisco:

- A license issued by the CAMTC
- A Massage Practitioner Permit issued by the Director of Public Health

DPH no longer issues new Massage Practitioner Permits and requires all Massage Practitioners to have an active license from the CAMTC. However, previously issued Massage Practitioner Permits are still recognized and honored.

DPH has an extensive Massage Establishment application and review process. The application includes background checks and information for all Massage Practitioners and their respective CAMTC license or DPH Massage Practitioner Permit status. This makes the Conditional Use Authorization finding related to whether the applicant has obtained, and maintains in good standing, a permit for a Massage Establishment from DPH redundant. Removing this requirement allows the Planning Department to rightfully focus on the land use aspect and leave the business operations and licensing review to DPH.

Massage Establishments Accessory to Dwelling Units

Once the State returned review and regulation of Massage Establishments back to the City, additional legislation was passed to help DPH more effectively regulate Massage Establishments. Part of these efforts included new operating requirements for all Massage Establishments and Sole Practitioners.³ One of these new operating requirements restricted Massage Establishments from operating within a residence. The Planning Code still includes a Conditional Use Authorization exception for Massage Establishments that are accessory to a Dwelling Unit, which is misleading for the public and prospective Massage Practitioners. The Ordinance removes this specific Conditional Use Authorization exception to be more consistent with the Health Code.

Massage Establishments and Hotels

The hospitality industry had previously been associated with attracting illicit activities and conducting human trafficking.⁴ To combat this, the Hotel Council has worked to proactively to end human trafficking. Some recent and ongoing efforts include:

• partnering with the Department on the Status of Women, including work on the topic of how to spot

⁴ Office of Small Business, Massage Regulatory Topic Paper



³ Board File 141302, Ordinance 72-15

Human Trafficking,

- implementing mandatory training programs for all Hotel members on how to spot human trafficking and how to respond safely and appropriately, and
- building long-term working relationships with the Police Department on the prevention of human trafficking.

According to the Hotel Council, all these efforts help prevent illicit activities and human trafficking to the point that they do not really see this type of behavior in Hotels.

Tourist Hotels with 100 rooms or more are currently exempt from Conditional Use Authorizations. The hotel industry has changed since this Conditional Use Authorization exemption was first introduced. Whereas spas and Massage Establishments were previously only found in larger Hotels, now there are also smaller, boutique-like Hotels that also offer spas and Massage Establishments as part of their amenities. The Conditional Use Authorization exemption as written is overly restrictive and should be expanded to all Hotels in response to recent changes in the hotel industry.

Further, Hotels usually do not have their spas or Massage Establishments on the first or second floors, which is primarily dedicated to the lobby space, conference rooms, or restaurants. Not permitting Massage Establishments on the third floor or above may inadvertently penalize existing Hotels who are interested in expanding their spas and Massage Establishments. The proposed Ordinance also prevents any new Hotels from including Massage Establishments on the third floor and above. Given the square footage allocation limitation and the Hotel Council's proactive approach in preventing illicit activities and human trafficking as described above, providing Hotels with more flexibility with respect to what floor Massage Establishments are allowed is appropriate.

General Plan Compliance

The proposed Ordinance aligns Massage Establishments with other Health Services, thereby making the former more permissible throughout the city. DPH would continue to review the business operations and licensing of Massage Establishments. Under this Ordinance, the Planning Code would review Massage Establishments based on their land use and leave review of their merits to the experts at DPH.

Racial and Social Equity Analysis

Understanding the benefits, burdens, and opportunities to advance racial and social equity that proposed Planning Code amendments provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the forthcoming Office of Racial Equity, which will require all Departments to conduct this analysis.

The Planning Code amendments in the proposed Ordinance to align Massage Establishments with other Health Services, such as dentists, psychiatrists, and chiropractors treats Massage Establishments more equitably. Firstly, the Ordinance would regulate Massage Establishments more consistently throughout the city rather than varying controls from one zoning district to the next. Secondly, in the past, Massage Establishments were regulated differently than other health-related services in hopes of combatting and preventing illicit activity or human trafficking. Oftentimes, this inequitable practice added to the stigma of Massage Establishments since they were



reviewed and treated differently by the City. This practice also unintentionally punished the majority of Massage Establishments that were not participating in the illegal activities. However, regulating Massage Establishments as its own land use was not always effective as seen through the number of Health and Planning Code violations in the past. The number of such violations diminished after DPH established their Massage Program, which was created after the State relinquished controls back to the local level. This additional oversight at the City level abated and prevented many potential violations. As such, this is now the prime opportunity to regulate Massage Establishments more similarly to other Health Services, rather than treating Massage Establishments as its own separate land use. The proposed Ordinance takes a step in this direction but still includes a higher level of scrutiny for Massage Establishments compared to Health Services. Future Ordinances should consider eliminating the Conditional Use Authorization requirement for Massage Establishments altogether to make them more on par with other Health Services. Until that is the case, Massage Establishments may continue to be thought of as only tangentially related to Health Services and not fully integrated into this land use category.

The Ordinance especially benefits Sole Practitioners since these would now be classified under Health Services and would be more permissible throughout the city. Sole Practitioners were previously classified under Massage Establishments and were either not permitted or required Conditional Use Authorization in many zoning districts. This change is extra impactful for these small business Sole Practitioners who would now have more locational opportunities under this Ordinance. Further, the flexibility of what floors Sole Practitioners are allowed removes the barrier of securing a first-floor commercial space that is often too large and too expensive for the Sole Practitioners. Collectively, the Ordinance makes way for more equitable review of Massage Establishments and Sole Practitioners.

Implementation

The Department has determined that this Ordinance will impact our current implementation procedures in the following ways:

- The Ordinance would increase the number of zoning districts where Massage Establishments would be allowed and make them principally permitted on the first floor. This change may potentially result in fewer hearings overall since Massage Establishments would not require a Conditional Use Authorization if proposed on the first floor.
- The Ordinance would require Conditional Use Authorizations for Massage Establishments that are proposed on the second floor (in uses other than Hotels). However, Massage Establishments may qualify for the Community Business Priority Processing Program (CB3P). If eligible, such Conditional Use Authorization review would be streamlined and appear in front of the Planning Commission within 90 days of filing and placed on the consent calendar.

The above implementation impacts may generally offset each other, but collectively would be implemented without increasing permit costs or review time since it is anticipated the majority of Massage Establishments would generally be located on the first floor.

Recommendation

The Department recommends that the Commission *approve with modifications* the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department's proposed recommendations are as follows:



- 1. Allow an exception for Massage Establishments on any floor within a Personal Service.
- 2. In zoning districts where Health Services are currently not permitted but Massage Establishments are, retain the existing more permissive Massage Establishment controls.
- 3. Clerical amendment to copy the Hotel exception footnote reference to all applicable floors within Zoning Control Tables.

Basis for Recommendation

The Department supports the overall goals of this Ordinance because it would treat Massage Establishments more similarly to other Health Services such as dentists, psychiatrists, chiropractors, and other licensed health care professionals. Further, the Ordinance would regulate Massage Establishments more consistently throughout the city. However, the additional policy recommendations could further support Massage Establishments in the city.

Recommendation 1: Allow an exception for Massage Establishments on any floor within a Personal Service. As written, the Ordinance would prevent full-service gyms (such as The Equinox or The Bay Club) from including new Massage Establishments as part of their amenities. Like Hotels, gyms historically have not had any Massage Establishment violations. Therefore, the same exception for Hotels should also be extended to gyms. The gym definition is being eliminated and will be housed under Personal Service per the Mayor's Small Business Recovery Act, which is currently pending at the Board of Supervisors.⁵ Therefore, the proposed modification lists "Personal Service" which includes an array of land uses such as salons, cosmetic services, and tattoo parlors. The Ordinance currently includes a three-year prohibition of new Personal Services at sites where there are any Health or Planning Code violations. The proposed modification, in conjunction with this prohibition, would be a safeguard against any non-gym Personal Services that are found to be in violation with the Health or Planning Codes. A preview of this proposed modification is included in Exhibit C.

Recommendation 2: In zoning districts where Health Services are currently not permitted but Massage Establishments are, retain the existing more permissive Massage Establishment controls.

There are a handful of zoning districts where Health Services are not permitted on the first floor for varying reasons related to each specific district. In some of these zoning districts, Massage Establishments are either permitted or conditionally permitted on certain floors. The general approach of applying existing Health Service controls to Massage Establishments creates unintended consequences in zoning districts that currently allow Massage Establishments on some floors. Specifically, this includes:

- Haight Street Neighborhood Commercial District, first floor,
- North Beach Neighborhood Commercial District, first floor,
- Folsom Street Neighborhood Commercial District, second floor,
- Regional Commercial District, second floor, and
- Chinatown Visitor Retail District, first floor and third floor and above.

⁵ Board File 210285



As written, the Ordinance results in a few zoning districts that would be more restrictive for Massage Establishments. The Department is aware of at least one proposal that would be directly impacted by the Ordinance if enacted. The Ordinance should instead ensure that all changes are either the same or less restrictive than the current Massage Establishment controls.

Recommendation 3: Clerical amendment to copy the Hotel exception footnote reference to all applicable floors within Zoning Control Tables.

The drafted Ordinance includes a footnote reference for Massage Establishments for the third floor and above noting that a Massage Establishment is principally permitted on any floor if located within a Hotel. This footnote in the proposed Ordinance should also be included on the first and second floors where Massage Establishments are conditionally permitted. (Note: the draft in Exhibit C assumes that the first recommendation related to also extending an exception to Personal Services is also taken.) Despite Section 303 already listing the Conditional Use exception for Massage Establishments located within Hotels, the Zoning Control Table may be misleading for general members of the public if viewed alone. This clerical amendment would avert potential confusion and be more consistent with our footnote practice in the Planning Code.

Required Commission Action

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15378 and 15060(c)(2) because they do not result in a physical change in the environment.

Public Comment

As of the date of this report, the Planning Department has received three public comments in support of the proposed Ordinance, including from DPH, the Hotel Council, and the Massage Council. The Massage Council commended the Ordinance's overall efforts to support Massage Establishments opening and operating in San Francisco. Both DPH and the Hotel Council also noted support of the exception for Hotels, stating that having Massage Establishments on the second floor and above for Hotels is a hotel industry standard. Further, the Hotel Council emphasized they have worked extensively with their members to train all Hotel employees on how to safely identify human trafficking and appropriately respond.

Attachments:

Exhibit A: Draft Planning Commission Resolution
Exhibit B: Board of Supervisors File No. 210381
Exhibit C: Draft Planning Code amendment language for recommended modifications
Exhibit D: Letters of Support



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EXHIBIT A



49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103 628.652.7600 www.sfplanning.org

PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: June 3, 2021

Project Name:	Massage Establishment Zoning Controls		
Case Number:	2020-006112PCA [Board File No. 210381]		
Initiated by:	Supervisors Ronen and Mandelman / Introduced April 12, 2021		
Staff Contact:	Veronica Flores, Legislative Affairs		
	Veronica.Flores@sfgov.org, 628-652-7525		
Reviewed by:	Aaron Starr, Manager of Legislative Affairs		
	aaron.starr@sfgov.org, 628-652-7533		

RESOLUTION APPROVING WITH MODIFICATION A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO REVISE MASSAGE ESTABLISHMENT ZONING CONTROLS, INCLUDING, AMONG OTHER THINGS, TO 1) ADD SOLE PRACTITIONER MASSAGE ESTABLISHMENTS TO THE DEFINITION OF HEALTH SERVICES IN ARTICLE 7; 2) REGULATE MASSAGE ESTABLISHMENTS CONSISTENT WITH HEALTH SERVICES, EXCEPT THAT WHERE ZONING FOR HEALTH SERVICES IS MORE PERMISSIVE, MASSAGE ESTABLISHMENTS SHALL REQUIRE CONDITIONAL USE AUTHORIZATION ON THE SECOND FLOOR AND ARE NOT PERMITTED ON THE THIRD FLOOR AND ABOVE UNLESS LOCATED WITHIN A HOTEL; 3) ELIMINATE THE THREE-MONTH PERIOD TO ESTABLISH ABANDONMENT OF CERTAIN NONCONFORMING MASSAGE ESTABLISHMENT USES: 4) PROHIBIT PERSONAL SERVICES USES FOR THREE YEARS AT ANY LOCATION WHERE A MASSAGE ESTABLISHMENT USE WAS CLOSED DUE TO A VIOLATION OF THE PLANNING CODE OR HEALTH CODE; 5) ELIMINATE THE EXCEPTION FROM THE CONDITIONAL USE AUTHORIZATION REQUIREMENT FOR MASSAGE USES ACCESSORY TO A DWELLING UNIT; AND 6) DELETE RELATED PROVISIONS THAT HAVE EXPIRED THROUGH THE PASSAGE OF TIME; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND PUBLIC NECESSITY, CONVENIENCE, AND GENERAL WELFARE FINDINGS PURSUANT TO PLANNING CODE, SECTION 302.

WHEREAS, on April 12, 2021 Supervisors Ronen and Mandelman introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 210381, which would amend the Planning Code to

revise Massage Establishment zoning controls, including, among other things, to 1) add Sole Practitioner Massage Establishments to the definition of Health Services in Article 7; 2) regulate Massage Establishments consistent with Health Services, except that where zoning for Health Services is more permissive, Massage Establishments shall require conditional use authorization on the second floor and are not permitted on the third floor and above unless located within a Hotel; 3) eliminate the three-month period to establish abandonment of certain nonconforming Massage Establishment uses; 4) prohibit Personal Services uses for three years at any location where a Massage Establishment use was closed due to a violation of the Planning Code or Health Code; 5) eliminate the exception from the conditional use authorization requirement for massage uses accessory to a dwelling unit; and 6) delete related provisions that have expired through the passage of time;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on June 3, 2021; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c)(2; and

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves with modifications** the proposed ordinance. The Commission's proposed recommendations are as follows:

- 1. Allow an exception for Massage Establishments on any floor within a Personal Service.
- 2. In zoning districts where Health Services are currently not permitted but Massage Establishments are, retain the existing more permissive Massage Establishment controls.
- 3. Clerical amendment to copy the Hotel exception footnote reference to all applicable floors within Zoning Control Tables.

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:



The proposed Ordinance would review Massage Establishments more similarly to Health Services.

The proposed Ordinance will make review of Massage Establishments more consistent throughout the city.

General Plan Compliance

The proposed Ordinance and the Commission's recommended modification are consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

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.

OBJECTIVE 2

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

OBJECTIVE 6

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

Policy 6.1

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

The proposed Ordinance aligns Massage Establishments with other Health Services, thereby making the former more permissible throughout the city. The Department of Public Health (DPH) would continue to review the business operations and licensing of Massage Establishments. Under this Ordinance, the Planning Code would review Massage Establishments based on their land use and leave review of their merits to the experts at DPH.



Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic



buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 3, 2021.

Jonas P. Ionin *Commission Secretary*

AYES:

NOES:

ABSENT:

ADOPTED: June 3, 2021



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FILE NO. 210381

[Planning Code - Massage Establishment Zoning Controls]

ORDINANCE NO.

EXHIBIT B

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2					
3	Ordinance amending the Planning Code to revise Massage Establishment zoning				
4	controls, including, among other things, to 1) add Sole Practitioner Massage				
5	Establishments to the definition of Health Services in Article 7; 2) regulate Massage				
6	Establishments consistent with Health Services, except that where zoning for Health				
7	Services is more permissive, Massage Establishments shall require conditional use				
8	authorization on the second floor and are not permitted on the third floor and above				
9	unless located within a Hotel; 3) eliminate the three-month period to establish				
10	abandonment of certain nonconforming Massage Establishment uses; 4) prohibit				
11	Personal Services uses for three years at any location where a Massage Establishment				
12	use was closed due to a violation of the Planning Code or Health Code; 5) eliminate the				
13	exception from the conditional use authorization requirement for massage uses				
14	accessory to a dwelling unit; and 6) delete related provisions that have expired through				
15	the passage of time; affirming the Planning Department's determination under the				
16	California Environmental Quality Act; and making findings of consistency with the				
17	General Plan, and the eight priority policies of Planning Code, Section 101.1, and public				
18	necessity, convenience, and general welfare findings pursuant to Planning Code,				
19	Section 302.				
20	NOTE: Unchanged Code text and uncodified text are in plain Arial font.				
21	Additions to Codes are in <u>single-underline italics Times New Roman font</u> . Deletions to Codes are in strikethrough italics Times New Roman font.				
22	Board amendment additions are in <u>double-underlined Arial font</u> . Board amendment deletions are in strikethrough Arial font.				
23	Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.				
24					
25	Be it ordained by the People of the City and County of San Francisco:				

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Section 1. Land Use and Environmental Findings.

(a) The Planning Department has determined that the actions contemplated in this
ordinance comply with the California Environmental Quality Act (California Public Resources
Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms this
determination.

(b) On _____, the Planning Commission, in Resolution No. _____, 8 9 adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The 10 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of 11 12 the Board of Supervisors in File No. _____, and is incorporated herein by reference. 13 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this 14 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in Planning Commission Resolution No. _____, recommending approval of the proposed 15 designation, which is incorporated herein by reference. 16

17

18

Section 2. General Findings.

Pursuant to this ordinance, Massage Establishments, except for Sole Practitioner Massage Establishments, that are proposed to be located on the first or second floor in certain commercial districts are subject to a Conditional Use Authorization requirement, as set forth in Planning Code Section 303. Conditional Use Authorization serves a number of purposes, including the assurance that a proposed activity will be neighborhood-serving and will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. A Massage Establishment seeking a Conditional Use Authorization may be eligible to participate in the Community Business Priority Processing
 Program, pursuant to Planning Code Section 303.2. This Program provides for priority
 processing of eligible Conditional Use Authorization applications and a reduced application
 fee.

5

Section 3. The Planning Code is hereby amended by revising Section 102 in Article 1;
Section 145.4 in Article 1.2; Section183 in Article 1.7; Sections 202.2, 210.1, 210.2, 210.3,
and 249.36 in Article 2; Sections 303 311, and 342.1 in Article 3; Sections 710-745 and 750764 in Article 7; and Sections 811, 812, 827, 829, 840, 841, 848, 890.28, and 890.114 in
Article 8, to read as follows:

11

12

- SEC. 102. DEFINITIONS.
- 13

* * * *

14 Design Professional. A Non-Retail Sales and Service Use that provides professional 15 design services to the general public or to other businesses and includes architectural, 16 landscape architectural, engineering, interior design, and industrial design services. It does 17 not include (1) the design services of graphic artists or other visual artists which are included 18 in the definition of Arts Activities; or (2) the services of advertising agencies or other services which are included in the definition of Professional Service or Non-Retail Professional Service, 19 20 Financial Service, or *Medical<u>Health</u>* Service. Design Professional in Neighborhood Commercial 21 Districts is subject to the operating restrictions outlined in Section 202.2(i).

22

*

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* *

Massage Establishment. A Retail Sales and Service Use defined by Section 29.5 of
 the Health Code. For purposes of the Planning Code only, "Massage Establishment" shall
 include *both* a "Massage Establishment" *and but shall not include* a "Sole Practitioner Massage

Establishment," as these terms are defined in Section 29.5 of the Health Code. The Massage
Establishment shall first obtain a permit from the Department of Public Health pursuant to
Section 29.25 of the Health Code, or a letter from the Director of the Department of Public
Health certifying that the establishment is exempt from such a permit under Section 29.25 of
the Health Code.

7 Service, Health. A Retail Sales and Service Use that provides medical and allied 8 health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists, 9 psychiatrists, acupuncturists, chiropractors, Sole Practitioner massage therapists as defined in Section 29.5 of the Health Code, or any other health-care professionals when licensed by a 10 State-sanctioned Board overseeing the provision of medically oriented services. It includes, 11 12 without limitation, a clinic, primarily providing outpatient care in medical, psychiatric, or other 13 health services, and not part of a Hospital or medical center, as defined by this Section of the 14 Code, and Sole Practitioner Massage Establishments as defined in Section 29.5 of the Health Code, 15 but does not include other Massage Establishments, which are defined elsewhere in this Code. 16 17 SEC. 145.4. REQUIRED GROUND FLOOR COMMERCIAL USES 18 19 20 Table 145.4 21 Reference for Mixed Use 22 Reference for Commercial, Use

Districts

25

23

24

Neighborhood

Commercial, and

⁶

1	Residential- Commercial			
2	Districts			
3	* * * *	* * * *	* * * *	
4	N/A	890.114	Service, Medical Health	
5	* * * *	* * * *	* * * *	
6	* * * *			
7				
8	SEC. 183. NONCONF	ORMING USES: DISCO	ONTINUANCE AND ABANDONMENT.	
9	(a) Discontinuance	and Abandonment of	a Nonconforming Use, Generally.	
10	Whenever a nonconforming us	se has been changed to	a conforming use, or discontinued for a	
11	continuous period of three yea	rs, or whenever there is	s otherwise evident a clear intent on the	
12	part of the owner to abandon a nonconforming use, such use shall not after being so			
13	changed, discontinued, or abandoned be reestablished, and the use of the property thereafter			
14	shall be in conformity with the use limitations of this Code for the district in which the property			
15	is located. Where no enclosed building is involved, discontinuance of a nonconforming use for			
16	a period of six months shall constitute abandonment. Where a Massage Establishment is			
17	nonconforming for the reason that it is within 1,000 feet of another such establishment or because it is			
18	no longer permitted within the di	strict, discontinuance for a	a continuous period of three months or	
19	change to a conforming use shall	constitute abandonment.		
20	* * * *			
21				
22	SEC. 202.2. LOCATIO	N AND OPERATING C	ONDITIONS.	
23	(a) Retail Sales and S	Service Uses. The Reta	ail Sales and Service Uses listed below	
24	shall be subject to the corresp	onding conditions:		
25	* * * *			

Supervisors Ronen; Mandelman **BOARD OF SUPERVISORS**

(4) Massage Establishments. Any Massage Establishment found to be					
operating, conducted, or maintained contrary to this Code or Health Code Article 29 shall be					
found to be in violation of this Code and will be subject to enforcement as provided in Section					
176 of the Planning Code. For three	years following closure	e of a Massage Establishment for			
violations of this Code or the Health	Code no new Massage	e Establishment <u>or Personal Service</u>			
shall be approved at the site where the	ne former Massage Es	stablishment was closed.			
* * * *	je				
		IEee			
		1233.			
	Table 210.1				
ZONING CONTROL TABLE FOR C-2 DISTRICTS					
Zoning Category	§ References	C-2			
* * * *		C-2			
Zoning Category * * * * NON-RESIDENTIAL STANDARD		C-2			
* * * * NON-RESIDENTIAL STANDARD * * * *		C-2			
* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category	S AND USES * * * *	* * * *			
* * * * NON-RESIDENTIAL STANDARD * * * *	S AND USES				
* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses*	S AND USES * * * * §§ 102, 202(a)	* * * * P			
* * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Category Retail Sales and Service Uses* * * * *	S AND USES * * * * §§ 102, 202(a) * * * *	* * * * P * * * *			
* * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Category Retail Sales and Service Uses* * * * *	S AND USES * * * * §§ 102, 202(a) * * * *	* * * * P * * * *			
* * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * *	S AND USES * * * * §§ 102, 202(a) * * * * § 102 * * * *	* * * * P * * * * CP(7) * * * *			
* * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * (7) C on the 2nd floor and NP on the 3rd	S AND USES * * * * §§ 102, 202(a) * * * * § 102 * * * *	* * * * P * * * * CP(7) * * * *			
* * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * *	S AND USES * * * * §§ 102, 202(a) * * * * § 102 * * * *	* * * * P * * * * CP(7) * * * *			
* * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * (7) C on the 2nd floor and NP on the 3rd	S AND USES * * * * \$ 102, 202(a) * * * * \$ 102 * * * * ! floor and above, except is P.	* * * * P * * * * <u>CP(7)</u> * * * * t that a Massage Establishment located			
	operating, conducted, or maintained found to be in violation of this Code a 176 of the Planning Code. For three violations of this Code or the Health (shall be approved at the site where th * * * * SEC. 210.1. C-2 DISTRICTS: * * * *	operating, conducted, or maintained contrary to this Code of found to be in violation of this Code and will be subject to e 176 of the Planning Code. For three years following closure violations of this Code or the Health Code no new Massage shall be approved at the site where the former Massage Es * * * * SEC. 210.1. C-2 DISTRICTS: COMMUNITY BUSIN * * * *			

* * * *						
Table 210.2						
ZONING CONTROL TABLE FOR C-3 DISTRICTS						
Zoning Category	§ References	C-3-O	C-3- O(SD)	C-3-R	C-3-G	C-3-S
* * * * NON-RESIDENT AND USES	IAL STANDARDS					
* * * *	* * * *	* * *	* * *	* * *	* * * *	* * * *
Sales and Servi	ce Category					
Retail Sales and Service Uses*	§§ 102, 202.2(a)	Р	Р	Р	Р	Р
* * * *	* * * *	* * *	* * *	* * *	* * * *	* * * *
Massage Establishment	§ 102	€ <u>P(9)</u>	<u><i>CP(9)</i></u>	€ <u>P(9)</u>	<u>€P(9)</u>	€ <u>P(9)</u>
* * * *	* * * *	* * *	* * *	* * *	* * * *	* * * *
·	r and NP on the 3rd fl		ove, except	that a Mass	sage Establish	<u>ment located</u>
SEC. 210.3.	PDR DISTRICTS.					
		Tahl	e 210.3			
					DICTO	
	ZONING CON	IKULIA		PUK DIST		

1	Zoning	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2	
2	Category * * * *	<u>.</u>					
3	NON-RESIDENTIAL STANDARDS AND USES						
4	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	
5	Sales and Serv	ice Category					
6	Retail Sales	§§ 102, 202.2(a)	P(1)	P(10)	P(9)	P(1)	
7	and Service Uses*	33 ·02, 202.2(a)					
8	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	
9	Massage	§ 102	<u>NPP(23)</u>	<u>NPP(23)</u>	<u>NPP(23)</u>	<u>NPP(23)</u>	
10	Establishment	* * * *	* * * *	* * * *	* * * *	* * * *	
11	Services, Health	§ 102	P (3)	P (8)	P (8)	P (5)	
12	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	
13	3 (23) C on the 2nd floor and NP on the 3rd floor and above, except that a Massage						
14	4 <i>Establishment located on the 2nd floor or above within a Hotel is P.</i>						
15							
16	SEC. 249.3	6. LIFE SCIENCE A			USE DISTRIC	CT.	
17	* * * *		_				
18	(c) Controls. All provisions of the Planning Code currently applicable shall continue to						
19	apply, except as otherwise provided in this Section 249.36:						
20	(1) Medical Health Services. Medical Health services, including medical offices						
21	and clinics, as defined in Section 890.114, are a Principally Permitted Use and are exempted						
22	from use size limitations, PDR replacement requirements (Sec. 202.7), and vertical (floor-by-						
23	floor) zoning controls (Sec. 803.9(f)). For the purposes of this Section, a <i>medical health</i> service						
24							
	use may be affiliated with a hospital or medical center as defined in 890.44.						
25	* * * *						

1						
2	SEC. 303. CONDITIONAL USES.					
3	* * * *					
4	(n) Massage Establishments. With respect to Massage Establishments that are					
5	subject to Conditional Use authorization, in addition to the criteria set forth in subsection (c)					
6	above, the Commission shall make the following findings:					
7	(1) Whether the applicant has obtained, and maintains in good standing, a permit for a					
8	Massage Establishment from the Department of Public Health pursuant to Section 29.10 of the Health					
9	Code;					
10	$(2\underline{1})$ Whether the use's façade is transparent and open to the public.					
11	Permanent transparency and openness are preferable. Elements that lend openness and					
12	transparency to a façade include:					
13	(A) active street frontage of at least 25 feet in length where 75% of that					
14	length is devoted to entrances to commercially used space or windows at the pedestrian eye-					
15	level;					
16	(B) windows that use clear, untinted glass, except for decorative or					
17	architectural accent;					
18	(C) any decorative railings or decorative grille work, other than wire					
19	mesh, which is placed in front of or behind such windows, should be at least 75% open to					
20	perpendicular view and no more than six feet in height above grade;					
21	(32) Whether the use includes pedestrian-oriented lighting. Well lit					
22	establishments where lighting is installed and maintained along all public rights-of-way					
23	adjacent to the building with the massage use during the post-sunset hours of the massage					
24	use are encouraged:					
25						

1	(4 <u>3</u>) Whether the use is reasonably oriented to facilitate public access. Barriers
2	that make entrance to the use more difficult than to an average service-provider in the area
3	are to be strongly discouraged. These include (but are not limited to) foyers equipped with
4	double doors that can be opened only from the inside and security cameras.
5	Exceptions. A Massage Establishment shall not require a Conditional Use
6	authorization if the Massage Establishment satisfies one or more of the following conditions:
7	(1) The massage use is accessory to a Principal Use, if the massage use is accessed
8	by the Principal Use and
9	(A) the Principal Use is a Dwelling Unit and the massage use conforms to the
10	requirements of Section 204.1, for Accessory Uses for Dwelling Units in All Districts; or
11	
12	Institutional Use as defined in this Code.
13	(2) The only massage service provided is eC hair/Foot mM assage, such service is
14	visible to the public, and customers are fully clothed at all times.
15	(3) It is a Sole Practitioner Massage Establishment, as defined in Section 29.5 of
16	the Health Code.
17	* * * *
18	
19	SEC. 311. PERMIT REVIEW PROCEDURES.
20	* * * *
21	(b) Applicability. Except as indicated herein, all building permit applications in
22	Residential, NC, NCT, and Eastern Neighborhoods Mixed Use Districts for a change of use;
23	establishment of a Micro Wireless Telecommunications Services Facility; establishment of a
24	Formula Retail Use; demolition, new construction, or alteration of buildings, and the removal
25	of an authorized or unauthorized residential unit shall be subject to the notification and review

1 procedures required by this Section 311. In addition, all building permit applications that would 2 establish Cannabis Retail or Medical Cannabis Dispensary uses, regardless of zoning district, 3 shall be subject to the review procedures required by this Section 311. Notwithstanding the foregoing or any other requirement of this Section 311, a change of use to a Child Care 4 5 Facility, as defined in Section 102, shall not be subject to the review requirements of this 6 Section 311. Notwithstanding the foregoing or any other requirement of this Section 311, 7 building permit applications to construct an Accessory Dwelling Unit pursuant to Section 8 207(c)(6) shall not be subject to the notification or review requirements of this Section 311. 9 Notwithstanding the foregoing or any other requirement of this Section 311, a change of use to a principally permitted use in an NC or NCT District, or in a limited commercial use or a 10 limited corner commercial use, as defined in Sections 186 and 231, respectively, shall not be 11 12 subject to the review or notice requirements of this Section 311.

13 (1) Change of Use. For <u>the</u> purposes of this Section 311, a change of use is
14 defined as follows:

15 (A) Residential, NC, and NCT Districts. For all Residential, NC, and 16 NCT Districts, a change of use is defined as a change to, or the addition of, any of the 17 following land uses as defined in Section 102 of this Code: Adult Business, Bar, Cannabis 18 Retail, General Entertainment, Group Housing, Limited Restaurant, Liquor Store, Massage 19 Establishment, Medical Cannabis Dispensary, Nighttime Entertainment, Outdoor Activity Area, 20 Post-Secondary Educational Institution, Private Community Facility, Public Community 21 Facility, Religious Institution, Residential Care Facility, Restaurant, School, Tobacco Paraphernalia Establishment, Trade School, and Wireless Telecommunications Facility. A 22 23 change of use from a Restaurant to a Limited-Restaurant shall not be subject to the provisions 24 of this Section 311. Any accessory massage use in the Ocean Avenue Neighborhood Commercial 25 *Transit District shall be subject to the provisions of this Section 311.* A change of use to a

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1	principally permitted use in an NC or NCT District, or in a limited commercial use or a limited							
2	corner commercial use, as defined in Sections 186 and 231, respectively, shall not be subject							
3	to the provisions of this Section 311.							
4	* * * *							
5								
6	SEC. 342.1. DEFINITIONS.							
7	As used in these Sections 342 to 342.10, "Medical Use" shall mean a use as defined							
8	in Section 890.114 or 890.44 of this Code or a Hospital or Health Service use as defined in							
9	Section 102 of this Code, excluding any housing operated by a medical provider- <i>or any</i>							
10	massage use .							
11								
12	SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.							
13	* * * *							
14	Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1							
15	2	ZONING CONTROL 1	ABLE					
16	Zoning Category	§ References	Controls					
17	* * * *		Controls by Story					
18	NON-RESIDENTIAL USES		1st	2nd	3rd+			
19	* * * *	* * * *	* * * *	* * * *	* * * *			
	Sales and Service Use Category	§ <u>§</u> 102 <u>, 202.2(a),</u>						
20	Retail Sales and Service Uses*	<u>202.3</u> * * * *	P(2)(3)	NP	NP			
21	* * * *		* * * *	* * * *	* * * *			
22	Massage Establishment	§ 102 * * * *	<u>NPP</u> * * * * *	NP <u>(12)</u>	NP <u>(12)</u>			
23	Services, Health	§ 102	Р	NP	NP			
	* * * *	* * * *	* * * *	* * * *	* * * *			
24	* Not listed below							
25								

1	* * * *				
2	(12) P if located within a Hotel.				
3					
4	SEC. 711. NC-2 – SMALL-SO	CALE NEIGHBORHO	OD COMMER	CIAL DISTR	ICT.
5	* * * *				
6	Table 711. SMALL-SCALE N	EIGHBORHOOD COM	MERCIAL D	ISTRICT NC	-2
7	2		ABLE		
8	Zoning Category	§ References		Controls	
9	* * * *	, and the second s			
10	NON-RESIDENTIAL USES		C 1st	ontrols by St 2nd	ory 3rd+
11	* * * *	* * * *	* * * *	* * * *	* * * *
	Sales and Service Use Category	§ <u>§</u> 102, 202.2(a),			
12	Retail Sales and Service Uses*	<u>202.3</u>	P	P	NP * * * *
13	Massage Establishment	* * * * * §§ 102, <i>303(n)</i>	* * * * C	* * * * * <u>NP</u> C	* * * * NP(13)
14	* * * *	* * * *	* * * *	* * * *	* * * *
15	* Not listed below				
16	* * * *				
17	(13) P if located within a Hotel.				
18					
19	SEC. 712. NC-3 – MODERA	E-SCALE NEIGHBO		IMERCIAL	
20	DISTRICT.				
21	* * * *				
22	Table 712. MODERATE-SCA		COMMEDCI		
23					1 NC-3
			ABLE		
24					
25	Zoning Category	§ References		Controls	

NON-RESIDENTIAL USES			Controls by St	tory
		1st	2nd	3rd+
* * * *	* * * *	* * * *	* * * *	* * *
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102, <u>202.2(a),</u> 202.3	Р	Р	Р
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	§ 102, 303(<i>o<u>n</u></i>)	<u><i>CP</i></u>	С	NP <u>(12)</u>
* * * *	* * * *	* * * *	* * * *	* * *
* Not listed below				
* * * *				
(12) P if located within a Hotel.				
<u>.</u>				
SEC. 713. NC-S – NEIGHBO		AL SHOPPI	NG CENTER	
		AL SHOPPI	NG CENTER	
	RHOOD COMMERCIA	AL SHOPPI	NG CENTER	
ISTRICT. * * * *				TNC-S
ISTRICT. * * * * Table 713. NEIGHBORHOOI		PPING CEN		CT NC-S
DISTRICT. * * * * Table 713. NEIGHBORHOOI	O COMMERCIAL SHO	PPING CEN		CT NC-S
DISTRICT. * * * * Table 713. NEIGHBORHOOI	O COMMERCIAL SHO	PPING CEN		CT NC-S
DISTRICT. * * * * Table 713. NEIGHBORHOOE Z * * *	O COMMERCIAL SHO CONING CONTROL TA	PPING CEN BLE	ITER DISTRIC	
DISTRICT. * * * * Table 713. NEIGHBORHOOD Z * * * Zoning Category	O COMMERCIAL SHO	PPING CEN BLE		
DISTRICT. * * * * Table 713. NEIGHBORHOOE Z * * *	O COMMERCIAL SHO CONING CONTROL TA	PPING CEN BLE	NTER DISTRIC	bls
DISTRICT. * * * * Table 713. NEIGHBORHOOD Z * * * Zoning Category	O COMMERCIAL SHO CONING CONTROL TA	PPING CEN BLE	NTER DISTRIC	ols y Story
DISTRICT. * * * * Table 713. NEIGHBORHOOD Z * * * Zoning Category * * * *	O COMMERCIAL SHO CONING CONTROL TA	PPING CEN BLE	NTER DISTRIC	ols y Story 3rd
DISTRICT. * * * * Table 713. NEIGHBORHOOD Z * * * <u>Zoning Category</u> * * * * NON-RESIDENTIAL USES * * * *	COMMERCIAL SHO CONING CONTROL TA <u>§ References</u> * * * *	PPING CEN BLE	NTER DISTRIC	ols y Story 3rd
DISTRICT. * * * * Table 713. NEIGHBORHOOD Z * * * Zoning Category * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category	COMMERCIAL SHO CONING CONTROL TA <u>§ References</u> * * * * *	PPING CEN BLE	ATER DISTRIC	ols y Story 3rd * * * *
ISTRICT. * * * * Table 713. NEIGHBORHOOD Z * * * * <u>Zoning Category</u> * * * * NON-RESIDENTIAL USES * * * *	COMMERCIAL SHO CONING CONTROL TA <u>§ References</u> * * * *	PPING CEN BLE	NTER DISTRIC	ols y Story 3rd * * * * *
ISTRICT. * * * * Table 713. NEIGHBORHOOD Z * * * * Coning Category * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * *	COMMERCIAL SHO CONING CONTROL TA S References * * * * * * * * \$ § References * * * * * * * * \$ § 102, 202.2(a), 202 * * * *	PPING CEN BLE * * 2.3 P * *	NTER DISTRIC	ols y Story 3rd * * * * * NP * * * * *
DISTRICT. * * * * Table 713. NEIGHBORHOOE Zoning Category * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses*	COMMERCIAL SHO CONING CONTROL TA § References * * * * * * * * \$ 102, 202.2(a), 202	PPING CEN BLE * * <u>* *</u>	ATER DISTRIC	ols y Story 3rd * * * * NP * * * *
DISTRICT. * * * * Table 713. NEIGHBORHOOD Z * * * * Zoning Category * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * *	COMMERCIAL SHO CONING CONTROL TA S References * * * * * * * * \$\$ 102, 202.2(a), 202 * * * * \$\$ 102, 303($\ominus n$)	PPING CEN BLE * * <u>* *</u>	NTER DISTRIC	ols y Story 3rd * * * * NP * * * *

1	* * * *		
2	(9) P if located within a Hotel.		
3			
4	SEC. 714. BROADWAY NEIC	GHBORHOOD COMMERCI	AL DISTRICT.
5	* * * *		
6	Table 714. BROADWAY NEIC	GHBORHOOD COMMERCI	AL DISTRICT
7	Z	ONING CONTROL TABLE	
8	* * * *		
9	Zoning Category	§ References	Controls
10	NON-RESIDENTIAL STANDARDS	AND USES	
	* * * *	* * * *	* * * *
11			Controls by Story 1 st 2nd 3rd+
12	* * * *	* * * *	* * * * * * * * * * *
13	Sales and Service Use Category		
	Retail Sales and Service Uses*	<u>§§</u> 102, 202.2(a) <u>, 202.3</u>	P P NP
14	Massage Establishment	§§ 102, <i>303(n)</i>	<i>CP C NP(9)</i>
15		<u>88</u> 102 <u>, 303(<i>n</i>)</u>	<u>* * * * * * * * * * * * * * * * * * * </u>
16	* Not listed below		
17	* * * *		
18	(9) P if located within a Hotel.		
19			
20	SEC. 715. CASTRO STREET	NEIGHBORHOOD COMM	ERCIAL DISTRICT.
21	* * * *		
22	Table 715. CASTRO STREET	NEIGHBORHOOD COMM	ERCIAL DISTRICT
23		ONING CONTROL TABLE	
24	* * * *		
25	Zoning Category	§ References	Controls

1	* * * *	* * * *	* * * *
	NON-RESIDENTIAL STANDARDS	S AND USES	
2	* * * *	* * * *	* * * *
3			Controls by Story
4	* * * *	* * * *	1 st 2nd 3rd+
5	Sales and Service Use Category		
6	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	P P NP
-	* * * *	* * * * S (100, 202())	* *
7	Massage Establishment	<u>§§ 102, <i>303</i>(<i>n</i>)</u> * * * *	$\begin{array}{c c c c c c c c c c c c c c c c c c c $
8	Services, Health	§ 102	P P C
9	* * * *	* * * *	* * * * * * * * * * * *
10	* Not listed below		
	(8) P if located within a Hotel.		
11			
12			
13	SEC. 716. INNER CLEMENT	STREET NEIGHBORHOOL	D COMMERCIAL DISTRICT.
14	* * * *		
15	Table 716. INNER CLEMENT	STREET NEIGHBORHOOD	O COMMERCIAL DISTRICT
	2	ONING CONTROL TABLE	
16	* * * *		
17			
18	Zoning Category	§ References	Controls
19			
	NON-RESIDENTIAL STANDARDS	S AND USES	
20	* * * *	* * * *	* * * *
21			Controls by Story 1 st 2nd 3rd+
22	* * * *	* * * *	* * * * * * * * * * * * * *
23	Sales and Service Use Category		
	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P C NP
24	Massage Establishment	§§ 102, <i>303(n)</i>	<i>CP</i> C NP (8)
25	* * * *	* * * *	* * * * * * * * * * * * * *

* Not listed below				
* * * *				
(8) P if located within a Hotel.				
SEC. 717. OUTER CLEMENT	STREET NEIGHBORHOO	D COMMER	RCIAL	
DISTRICT.				
* * * *				
Table 717. OUTER CLEI	MENT STREET NEIGHBOF		MERCIA	L
	DISTRICT			
Z	ONING CONTROL TABLE			
* * * *				
Zoning Category	§ References		Controls	
Zoning Category	§ References * * * *	* * * *	Controls	
	* * * *	* * * *	Controls	
* * * *	* * * *	* * * * * * * * *		
* * * * * NON-RESIDENTIAL STANDARDS	* * * * AND USES	* * * * * * * * * Controls 1st		3rd+
* * * * * NON-RESIDENTIAL STANDARDS * * * * * * * *	* * * * AND USES	Controls 1st	by Story	3rd+ * * * *
* * * * NON-RESIDENTIAL STANDARDS * * * *	* * * * AND USES * * * * * * * *	Controls	by Story 2nd	
<pre>* * * * * NON-RESIDENTIAL STANDARDS * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * *</pre>	* * * * AND USES * * * * * * * * §§ 102, 202.2(a), 202.3 * * * *	Controls 1st * * * * * P * * * * *	by Story 2nd * * * * NP * * * *	* * * * * NP * * * * *
<pre>* * * * * NON-RESIDENTIAL STANDARDS * * * * * * * * * Sales and Service Use Category Retail Sales and Service Uses*</pre>	* * * * AND USES * * * * * * * * §§ 102, 202.2(a), 202.3	Controls 1st * * * * * P * * * * *	by Story 2nd * * * *	* * * * NP
<pre>* * * * * NON-RESIDENTIAL STANDARDS * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * *</pre>	* * * * AND USES * * * * * * * * §§ 102, 202.2(a), 202.3 * * * * § 102	Controls 1st * * * * P * * * * <i>NPPP</i>	by Story 2nd * * * * NP * * * * NP <u>(7)</u>	* * * * * NP * * * * *
<pre>* * * * * NON-RESIDENTIAL STANDARDS * * * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment</pre>	* * * * AND USES * * * * * * * * §§ 102, 202.2(a), 202.3 * * * * § 102	Controls 1st * * * * P * * * * <i>NPPP</i>	by Story 2nd * * * * NP * * * * NP <u>(7)</u>	* * * * * NP * * * * *
* * * * * NON-RESIDENTIAL STANDARDS * * * * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below * * * *	* * * * AND USES * * * * * * * * §§ 102, 202.2(a), 202.3 * * * * § 102	Controls 1st * * * * P * * * * <i>NPPP</i>	by Story 2nd * * * * NP * * * * NP <u>(7)</u>	* * * * * NP * * * * *
<pre>* * * * * NON-RESIDENTIAL STANDARDS * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below</pre>	* * * * AND USES * * * * * * * * §§ 102, 202.2(a), 202.3 * * * * § 102	Controls 1st * * * * P * * * * <i>NPPP</i>	by Story 2nd * * * * NP * * * * NP <u>(7)</u>	* * * * * NP * * * * *

1	SEC. 718. UPPER FILLMORE	E STREET NEIGHBORHOO	DD COMMERCIAL
2	DISTRICT.		
3	* * * *		
4	Table 718. UPPER FILL	MORE STREET NEIGHBOR	RHOOD COMMERCIAL
5		DISTRICT	
6	Z	ONING CONTROL TABLE	
7	* * * *		
8	Zoning Category	§ References	Controls
9	* * * *	* * * *	* * * *
10	NON-RESIDENTIAL STANDARDS	AND USES	
11	* * * *	* * * *	* * * *
			Controls by Story1st2nd3rd+
12	* * * *	* * * *	* * * * * * * * * * *
13	Sales and Service Use Category Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P P NP
14	* * * *	* * * * *	
15	Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	<u><i>CP</i></u> <u><i>NPC</i></u> <u>NP(8)</u>
16			
17	* Not listed below		
18	* * * *		
19	(8) P if located within a Hotel.		
20			
21	SEC. 719. HAIGHT STREET		RCIAL DISTRICT.
22	* * * *		
23	Table 719. HAIGHT STR	EET NEIGHBORHOOD CC	OMMERCIAL DISTRICT
24	Z	ONING CONTROL TABLE	

8 Massage Establishment §§ 102, 303(n) C NPC NP(10) * * * * * * * * * * * * * * * * * * * * * * * * 9 Services, Health § 102 NP C NP	1	Zoning Category	§ Reference	es	Co	ntrols
3 **** **** **** 4 Controls by Story 5 **** 6 Sales and Service Use Category 7 Retail Sales and Service Uses* 8 **** Massage Establishment §§ 102, 202.2(a) 9 Services, Health \$\$ 102 NP **** **** **** **** **** **** **** **** **** **** Services, Health § 102 **** **** **** **** *Not listed below ***** **** *Not listed below ***** **** *10 ***** *Not listed below ***** **** *11 *Not listed within a Hotel. 11 10 DISTRICT. 17 ***** 18 Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL 19 DISTRICT 20 Zoning Category § References Cont	2	* * * *	* * * *	*	* * *	
4 Controls by Story 5 * * * * 6 Sales and Service Use Category 7 Retail Sales and Service Uses* 8 * * * * Massage Establishment §§ 102, 202,2(a) 9 Services, Health \$ 102 NP * * * * * * * * * * * * * * * * * * * * * * * * Not listed below * * * * * * * * * Not listed below * * * * * 10 DISTRICT. 7 * * * * Zoning Category § References Controls NON-RESIDENTIAL STANDARDS AND USES * * * * * * *	3	NON-RESIDENTIAL STANDAR	DS AND USES			
5 Image: State Sta		* * * *	* * * *			
3 * * * * * * * * * * * * * * * * 6 Sales and Service Uses * §§ 102, 202.2(a) P * * 7 * * * * * * * * * * * * * * * 8 Massage Establishment §§ 102, 202.2(a) P C NP 8 * * * * * * * * * * * *	4					
Retail Sales and Service Uses* §§ 102, 202.2(a) P C NP 8 ***** ***** ***** ***** ***** ***** 9 Services, Health § 102 303(n) <i>CNP NP</i> (<i>L0</i>) 10 **** **** ***** ***** ***** 10 ***** ***** ***** ***** 10 ***** ***** ***** NP 10 ***** ***** ***** ***** 10 ***** ***** ***** ***** 11 ***** ***** ***** ***** 12 ***** ***** ***** ***** 13 SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT. 14 15 SEC. 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL 19 DISTRICT DISTRICT 20 ZONING CONTROL TABLE ***** 21 ***** ***** ***** 22 Zoning Category § References Controls 21	5	* * * *	* * * *			
7 ***** ***** ***** ***** ***** ***** 8 Massage Establishment §§ 102, 303(n) ENP NPC NP(10) ***** ***** ***** ***** ***** ***** 9 Services, Health § 102 NP C NP 10 ***** ***** ***** ***** ***** 10 ***** ***** ***** ***** ***** 10 ***** ***** ***** ***** ***** 10 ***** ***** ***** ***** ***** 10 ***** ***** ***** ***** ***** 10 ***** ***** ***** ***** ***** 11 ***** ***** ***** ***** ***** 12 ***** ***** ***** ***** ***** 13 (10) P if located within a Hotel. 10 10 10 10 10 14 5 SEC. 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD CO	6	Sales and Service Use Categor	ſy			
8 Massage Establishment §§ 102, 303(n) ENP NPC NP(10) 9 Services, Health § 102 NP C NP 10 * * * * * * * * * * * * * * * * * * * * * * * * 10 * Not listed below * * * * * * * * * * * * * * * * * * * * 11 * Not listed below * * * * * * * * * * * * * * * * * * * * 12 * * * * * * * * * * * * * * * * * * * * * * * * 13 (10) P if located within a Hotel. 14 15 SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL 16 14 DISTRICT. * * * * * * * * * 17 17 * * * * 13 DISTRICT 15 SEC. 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL 15 19 DISTRICT 20 ZONING CONTROL TABLE 1 1 21 * * * * * * * * * * * * * * * * * * 22 Zoning Category § References Controls by Story 23 MON-RESIDENTIAL STANDARDS AND USES	7		<u>§§</u> 102, <u>202.2(a)</u>		-	
* * * * * * * * * * * * * * * * * * * * * * 9 * * * * * * * * * * * * * * * * * * 10 * * * * * * * * * * * * * * * * * * * 11 * * * * * * * * * * * * * * * * * * * 12 * Not listed below * * * * * * * * * * * * * * 13 (10) P if located within a Hotel. 11 11 * * * * 14 15 SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT. 16 DISTRICT. * * * * * * * * 17 * * * * * * * * 11 18 Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT 20 EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT 21 * * * * * * * * * * * * 22 Zoning Category § References Controls 23 * * * * * * * * * * * * 24 Xon- RESIDENTIAL STANDARDS AND USES * * * * *			* * * * * 8 8 102 202(m)			
10 * * * * * 10 * * * * * 10 * Not listed below * * * * * * * * * * * * * * * 12 (10) P if located within a Hotel. 13 (10) P if located within a Hotel. 14 15 15 SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL 16 DISTRICT. 17 * * * * 18 Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL 19 DISTRICT 20 ZONING CONTROL TABLE 21 * * * * 22 Zoning Category § References 23 * * * * 24 Controls by Story 15 15t 2nd	8					-
Not listed below * Not listed below * * * * * (10) P if located within a Hotel. SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * 18 Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL 19 DISTRICT 20 21 * * * * 22 Zoning Category § References Controls by Story 1st 21	9	Services, Health	§ 102	NF	D C	NP
 * Not listed below * * * * * (10) P if located within a Hotel. (10) P if located within a Hotel. SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT DISTRICT ZONING CONTROL TABLE * * * * Xet * * 	10	* * * *	* * * *	*	* * * * *	* * * * * *
12 (10) P if located within a Hotel. 13 (10) P if located within a Hotel. 14 15 15 SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL 16 DISTRICT. 17 * * * * 18 Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL 19 DISTRICT 20 ZONING CONTROL TABLE 21 * * * * * 22 Zoning Category § References 23 * * * * * * * * * * * * * * * 24 Controls by Story 154 2nd 3rd+		* Not listed below				
13 (10) P if located within a Hotel. 14	11	* * * *				
13 Image: Sec. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL 15 SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL 16 DISTRICT. 17 * * * * * 18 Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL 19 DISTRICT 20 ZONING CONTROL TABLE 21 * * * * * 22 Zoning Category § References 23 NON-RESIDENTIAL STANDARDS AND USES 23 * * * * * * * * * * 24 Controls by Story 15t 2nd 3rd+	12					
14 15 SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL 16 DISTRICT. 17 * * * * * 18 Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL 19 DISTRICT 20 ZONING CONTROL TABLE 21 * * * * * 22 Zoning Category § References 23 * * * * * 24 X * * * *	13	(10) P if located within a Hote	<u>l.</u>			
15 SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL 16 DISTRICT. 17 * * * * * 18 Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL 19 DISTRICT 20 ZONING CONTROL TABLE 21 * * * * * 22 Zoning Category § References 23 * * * * * 24 VON-RESIDENTIAL STANDARDS AND USES 24 Controls by Story 15 2nd 3rd+						
16 DISTRICT. 17 * * * * 18 Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL 19 DISTRICT 20 ZONING CONTROL TABLE 21 * * * * 22 Zoning Category 23 X * * * X * * * * * * * 24 X * * *	14					
17 * * * * 18 Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL 19 DISTRICT 20 ZONING CONTROL TABLE 21 * * * * 22 Zoning Category § References 23 NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * 24 Controls by Story 1st 2nd 3rd+	15	SEC. 720. EXCELSIOR OU	TER MISSION NEIGH	BORHOOD	COMMERC	IAL
18 Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL 19 DISTRICT 20 ZONING CONTROL TABLE 21 * * * * * 22 Zoning Category § References Controls 23 * * * * * * * * * * * * * * * 24 K * * * * * * * * * * * * * * 24 Controls by Story 3rd+	16	DISTRICT.				
19 DISTRICT 20 ZONING CONTROL TABLE 21 * * * * 22 Zoning Category § References 23 X * * * 24 X * * * 24 Controls by Story 1st 2nd	17	* * * *				
19 DISTRICT 20 ZONING CONTROL TABLE 21 * * * * 22 Zoning Category § References 23 X * * * 24 X * * * 24 Controls by Story 1st 2nd	18	Table 720 FXCELSIOR OUTER	R MISSION STREET N	FIGHBORH		
20 ZONING CONTROL TABLE 21 * * * * 22 Zoning Category § References Controls 23 NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * * * *						
21 * * * * 22 Zoning Category § References Controls 23 NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * 24 * * * * * * * * Controls by Story 1st 2nd 3rd+						
22 Zoning Category <u>§ References</u> Controls 23 NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * * * *	20	ZC	ONING CONTROL TAE	BLE		
23 NON-RESIDENTIAL STANDARDS AND USES * * * * *	21	* * * *				
23 NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * 24 Controls by Story 1st 2nd	22	Zoning Category	§ References		Contro	ls
24 Controls by Story 1st 2nd 3rd+	23					
1st 2nd 3rd+		× * * *	~ × × ×		by Story	
25 <u>* * * *</u> <u>* * * * * * * * * * * * * * </u>	24					3rd+
	25	* * * *	* * * *			

1	Sales and Service Use Categ	jory			
	Retail Sales and Service	§§ 102, 202.2(a)	Р	Р	Р
2	Uses* * * * *	* * * *	* * * *	* * * *	* * * *
3	Grocery, General	§§ 102, 202.3	P(1)	P(1)	P(1)
4	* * * *	* * * *	* * * *	* * * *	* * * *
	Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u><i>CP</i></u>	С	NP <u>(6)</u>
5	* * * *	* * * *	* * * *	* * * *	* * * *
6	* Not listed below				
7	* * * *				
8	(6) P if located within a Hot	<u>el.</u>			
9					
10	SEC. 721. JAPAN	TOWN NEIGHBORHOO	D COMMER	CIAL DISTR	ICT.
11	* * * *				
12	Table 721. JAPAN	TOWN NEIGHBORHOO	DD COMMER		ICT
13		ZONING CONTROL	TABLE		
14	* * * *				
14 15	* * * *				
	* * * * Zoning Category	§ References		Controls	;
15 16	NON-RESIDENTIAL STANDA	RDS AND USES		Controls	;
15			* * * *		;
15 16	NON-RESIDENTIAL STANDA	RDS AND USES	Controls	by Story	
15 16 17 18	NON-RESIDENTIAL STANDA	RDS AND USES			3rd+
15 16 17 18 19	NON-RESIDENTIAL STANDA	RDS AND USES * * * * * *	Controls	by Story	
15 16 17 18	NON-RESIDENTIAL STANDA	RDS AND USES * * * * * *	Controls	oy Story 2nd	3rd+
15 16 17 18 19	NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses*	RDS AND USES * * * * * * * * * * * * ory §§ 102, 202.2(a), 202.3	Controls	P Story 2nd P	3rd+ C
15 16 17 18 19 20	NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service	RDS AND USES * * * * * * * * * ory §§ 102, 202.2(a).	Controls	oy Story 2nd	3rd+ C
15 16 17 18 19 20 21 22	NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * * Massage Establishment	RDS AND USES * * * * * * * * ory §§ 102, 202.2(a), <u>202.3</u> * * * * §§ 102 <u>, 303(n)</u>	Controls 1 1st * * * * P * * * * C	Dy Story 2nd P * * * * * C	3rd+ C * * * * * <i>C</i>
15 16 17 18 19 20 21 22 23	NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * *	RDS AND USES * * * * * * * * * * * * ory §§ 102, 202.2(a), 202.3 * * * *	Controls 1st * * * * P * * * * *	2nd P * * * *	3rd+ C * * * * * <i>C</i>
15 16 17 18 19 20 21 22	NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * * Massage Establishment	RDS AND USES * * * * * * * * ory §§ 102, 202.2(a), <u>202.3</u> * * * * §§ 102 <u>, 303(n)</u>	Controls 1 1st * * * * P * * * * C	Dy Story 2nd P * * * * * C * * *	3rd+ C * * * * * <i>C</i>

* Not listed below				
* * * *				
(6) P if located within a l	Hotel.			
SEC. 722. NORTH BE	ACH NEIGHBORHOOD	COMMERCIAL I	DISTRICT.	
* * * *				
Table 722. NOR	TH BEACH NEIGHBORH		CIAL DISTRI	СТ
	ZONING CONTRO	L TABLE		
* * * *				
Zoning Category	§ References		Controls	
NON-RESIDENTIAL STAN				
NON-RESIDENTIAL STAN	* * * *	* * * *	Chama	
		Controls by		3rd+
* * * *	* * * *	Controls by		3rd+
* * * * Sales and Service Use Ca	* * * * tegory	Controls by		3rd+
* * * * Sales and Service Use Ca	* * * *	Controls by		
* * * * Sales and Service Use Ca Retail Sales and Service Uses*	* * * * tegory §§ 102, 202.2(a),	Controls by 1st	2nd P(10)	NP
<pre>* * * * Sales and Service Use Ca Retail Sales and Service Uses* * * * *</pre>	* * * * tegory §§ 102, 202.2(a), 202.3 * * * *	Controls by 1st P(10)	2nd P(10)	NP * ,
<pre>* * * * * Sales and Service Use Cat Retail Sales and Service Uses* * * * * Massage Establishment</pre>	* * * * tegory §§ 102, 202.2(a), 202.3	Controls by 1st 2 P(10) * * * * *	2nd P(10) * * * * <u>NPC</u> * * *	NP * '
<pre>* * * * * Sales and Service Use Car Retail Sales and Service Uses* * * * * Massage Establishment * * * *</pre>	* * * * tegory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * *	Controls by 1st 2 P(10) * * * * <i>E</i> <u>NP</u>	2nd P(10) * * * * <i>NP<u>C</u></i>	3rd+ NP * *
<pre>* * * * * Sales and Service Use Ca Retail Sales and Service Uses* * * * * Massage Establishment * * * *</pre>	* * * * tegory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n)	Controls by 1st 2 P(10) * * * * <i>CNP</i> * * * *	2nd P(10) * * * * * * * * * * * * * * *	NP * ' NP * '
<pre>sales and Service Use Ca Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health * * * *</pre>	* * * * tegory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * * § 102	Controls by 1st 2 P(10) * * * * <i>ENP</i> * * * * NP NP	2nd P(10) * * * * * * * * * *	NP * *
Sales and Service Use Car Retail Sales and Service Uses * * * * * Massage Establishment * * * *	* * * * tegory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * * § 102	Controls by 1st 2 P(10) * * * * <i>ENP</i> * * * * NP NP	2nd P(10) * * * * * * * * * * * * * * *	NP * *
<pre>sales and Service Use Ca Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health * * * *</pre>	* * * * tegory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * * § 102	Controls by 1st 2 P(10) * * * * <i>ENP</i> * * * * NP NP	2nd P(10) * * * * * * * * * * * * * * *	NP * ' NP

	TREET NEIGHBORHOOD C			1
	ZONING CONTROL TABL	.E		
* * * *			Controls	
Zoning Category	§ References	* * * *	Controls	0
NON-RESIDENTIAL STANDA				
* * * *	* * * *	* * * *		
		Control	s by Story	
		1st	2nd	3r
* * * *	* * * *	* * * *	* * * * *	* *
Sales and Service Use Categ	ory			
Retail Sales and Service Uses		B P	Р	NF
* * * *	* * * *	* * * *	* * * *	* *
Massage Establishment	<u>§§</u> 102 <u>, <i>303</i>(<i>n</i>)</u>	NP	<u>₩₽C</u>	NF
* * * *	* * * *	* * * *	* * * *	* *
Services, Health	§ 102	NP	С	С
* * * *	* * * *	* * * *	* * * *	* *
* Not listed below				
* * * *				
(9) P if located within a Hote	el			
SEC 724 SACRAMENT	O STREET NEIGHBORHOOI			лот
SEC. 724. SACRAMENT	O STREET NEIGHBORHOOL			
* * * *				
Table 724 SACRAMEN	TO STREET NEIGHBORHO			гыс
Table 724. SACRAMEN	TO STREET NEIGHBORHOG			
	ZONING CONTROL TABL	-E		
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* * * *				

* * * *	* * * *	* * *	*	
NON-RESIDENTIAL STANDAR	DS AND USES			
* * * *	* * * *	* * *	*	
		Control	s by Story	
		1st	2nd	
* * * *	* * * *	* * *	* * * *	* 1
Sales and Service Use Categor			1	-
Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3		C	ا * *
Massage Establishment	<u>§§ 102, 303(n)</u>	<u>NPC(4)</u> * * *	<u>NPC</u> * * * *	ا + +
Services, Health	§ 102	C(4)	P	
* * * *	* * * *	* * *	* * * *	* *
	•	•	•	
* Not listed below				
* * * *				
(4) A Health Service Use <u>a</u>	and Massaca Establishment Us		-	
	I M (I V I (I N N (I P P F N (I I I I N I I M P P P I V)	e icumet a v	conditional	Us
(),	ina massage Establishment Os	<u>e</u> lequile s a v	Conditional	Us
			Conditional	Us
uthorization on the ground story w			Conditional	Us
			Conditional	Us
uthorization on the ground story w	hether it is Principal or Acce		Conditional	Us
uthorization on the ground story w	hether it is Principal or Acce		Conditional	Us
uthorization on the ground story w	hether it is Principal or Acce		Conditional	Us
uthorization on the ground story w * * * * (7) P if located within a Hotel.	whether it is Principal or Acce	essory.		Us
uthorization on the ground story w	whether it is Principal or Acce	essory.		Us
uthorization on the ground story w * * * * (7) P if located within a Hotel.	whether it is Principal or Acce	essory.		Us
uthorization on the ground story w * * * * (7) P if located within a Hotel. SEC. 725. UNION STREET * * * *	vhether it is Principal or Acce	essory.	TRICT.	
uthorization on the ground story w * * * * (7) P if located within a Hotel. SEC. 725. UNION STREET * * * *	whether it is Principal or Acce	essory.	TRICT.	
uthorization on the ground story w * * * * (7) P if located within a Hotel. SEC. 725. UNION STREET * * * *	vhether it is Principal or Acce	ERCIAL DIS	TRICT.	
uthorization on the ground story w * * * * (7) P if located within a Hotel. SEC. 725. UNION STREET * * * *	NEIGHBORHOOD COMM	ERCIAL DIS	TRICT.	
uthorization on the ground story w * * * * (7) P if located within a Hotel. SEC. 725. UNION STREET * * * * Table 725. UNION ST * * * *	NEIGHBORHOOD COMM	ERCIAL DIS COMMERCIA	TRICT. L DISTRIC	
uthorization on the ground story w * * * * (7) P if located within a Hotel. SEC. 725. UNION STREET * * * * Table 725. UNION ST * * * * Xoning Category	vhether it is Principal or Acce NEIGHBORHOOD COMM REET NEIGHBORHOOD C ZONING CONTROL TABI	ERCIAL DIS COMMERCIA	TRICT.	
uthorization on the ground story w * * * * (7) P if located within a Hotel. SEC. 725. UNION STREET * * * * Table 725. UNION ST * * * * Zoning Category NON-RESIDENTIAL STANDAR	hether it is Principal or Acce NEIGHBORHOOD COMM REET NEIGHBORHOOD C ZONING CONTROL TABI	ERCIAL DIS COMMERCIA E	TRICT. L DISTRIC	
uthorization on the ground story w * * * * (7) P if located within a Hotel. SEC. 725. UNION STREET * * * * Table 725. UNION ST * * * * Xoning Category	hether it is Principal or Accel NEIGHBORHOOD COMM REET NEIGHBORHOOD C ZONING CONTROL TABI	essory. ERCIAL DIS COMMERCIA LE	TRICT. L DISTRIC	
uthorization on the ground story w * * * * (7) P if located within a Hotel. SEC. 725. UNION STREET * * * * Table 725. UNION ST * * * * Zoning Category NON-RESIDENTIAL STANDAR	hether it is Principal or Accel NEIGHBORHOOD COMM REET NEIGHBORHOOD C ZONING CONTROL TABI	ERCIAL DIS COMMERCIA E	TRICT.	

1	Sales and Service Use Categ				
	Retail Sales and Service	§§ 102, 202.2 (a),	Р	Р	NP
2	Uses*	202.3	* * * *	* * * *	* * * *
3	Massage Establishment	§§ 102, 303(n)	<u>С(1)</u> Р	C(1)	NP(7)
4	* * * *	* * * *	* * * *		* * * *
	Services, Health	§ 102	P	P * * * *	C
5	* * * *	* * * *	* * * *	* * * *	* * * *
6	* Not listed below				
7	(1) Any Massage Establi	shment that has continu	ally operated	without the b	enefit of a
8	building permit within the Union S	Street NCD since prior to	December 3	31, 2017 shall	not
9	require a Conditional Use author	ization to legally establis	h the Massa	ge Establishm	nent.
10	However, such establishments m	nust file a building permit	application b	oy May 1, 202	0 to legally
11	establish the Massage Establishr	ment use, and such build	ding permit ap	oplication will	be subject
12	to neighborhood notification purs	uant to Planning Code S	Section 311.		
13	* * * *				
14		. 1			
15	(7) P if located within a Hot	<u>el.</u>			
16					
17	SEC. 726. PACIFIC AVE	NUE NEIGHBORHOOD	COMMERC	IAL DISTRIC	т.
18	* * * *				
19	Table 726. PACIFIC AVE	NUE NEIGHBORHOOD	COMMERC	IAL DISTRIC	т
20		ZONING CONTROL	TABLE		
21	* * * *				
22	Zoning Category	§ Referenc	es	Con	trols
23	* * * *	* * * *	*	* * *	
	NON-RESIDENTIAL STANDA	RDS AND USES (6)			
24	* * * *	* * * *	*	* * *	
25			Co	ontrols by St	ory

		1st	2nd	3rd+
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category			T	
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	P * * * *	C * * * * *	NP * * * * *
Massage Establishment	§§ 102, <i>303(n)</i>	NP	NPC	NP(8)
	<u>88</u> 102 <u>, 303(n)</u>	INF * * * *		INF <u>(0)</u> * * * * *
Services, Health	§ 102	NP	С	NP
* * * *	* * * *	* * * *	* * * *	* * * *
* Not listed below				
* * * *				
(8) P if located within a Hotel.				
SEC. 727. LAKESIDE VILLA	GE NEIGHBORHOOD COM	MERCIAL	DISTRICT	•
* * * *				
~ ~ ~ ~				
· · · ·				
	Table 727.			
LAKESIDE VILLAGE NEIGHBO	ORHOOD COMMERCIAL D	DISTRICT Z	ONING CC	ONTROL
		DISTRICT Z	ONING CC	ONTROL
	ORHOOD COMMERCIAL D	DISTRICT Z	ONING CC	ONTROL
LAKESIDE VILLAGE NEIGHBO	ORHOOD COMMERCIAL D	DISTRICT Z	ONING CC	
	ORHOOD COMMERCIAL D TABLE	DISTRICT Z	Controls	
LAKESIDE VILLAGE NEIGHBO * * * * Zoning Category * * * *	S References		Controls	
LAKESIDE VILLAGE NEIGHBO * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS	ORHOOD COMMERCIAL D TABLE § References * * * *	* * * *	Controls	
LAKESIDE VILLAGE NEIGHBO * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * *	S References	* * * *	Controls	
LAKESIDE VILLAGE NEIGHBO * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS	ORHOOD COMMERCIAL D TABLE § References * * * *	* * * * * * * * Controls	Controls	
LAKESIDE VILLAGE NEIGHBO * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * *	ORHOOD COMMERCIAL D TABLE § References * * * *	* * * *	Controls	
LAKESIDE VILLAGE NEIGHBO * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * NON-RESIDENTIAL USES * * * *	ORHOOD COMMERCIAL D TABLE	* * * * * * * * * Controls 1st	Controls by Story 2nd	3rd+
LAKESIDE VILLAGE NEIGHBO * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category	S * * * * * * * * * * * *	* * * * * * * * * Controls 1st * * * *	Controls by Story 2nd * * * *	3rd+ * * * *
LAKESIDE VILLAGE NEIGHBO * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses*	S S * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ <td>* * * * * * * * * Controls 1st * * * * *</td> <td>Controls by Story 2nd * * * *</td> <td>3rd+ * * * *</td>	* * * * * * * * * Controls 1st * * * * *	Controls by Story 2nd * * * *	3rd+ * * * *
LAKESIDE VILLAGE NEIGHBO * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * *	Sector Sector * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *	* * * * * * * * * * Controls 1st * * * * * *	Controls by Story 2nd * * * * NP * * * *	3rd+ * * * * NP * * * *
LAKESIDE VILLAGE NEIGHBO * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses*	S S * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ <td>* * * * * * * * * Controls 1st * * * * *</td> <td>Controls by Story 2nd * * * NP * * * * NP (3)</td> <td>3rd+ * * * * NP * * * *</td>	* * * * * * * * * Controls 1st * * * * *	Controls by Story 2nd * * * NP * * * * NP (3)	3rd+ * * * * NP * * * *

* * * *				
* Not listed below				
* * * *				
(3) P if located within a Ho	otel.			
SEC. 728. 24TH STREE	T – NOE VALLEY NEIG	SHBORHOOI	D COMM	ERCIAL
Table 728. 241H ST	REET – NOE VALLEY N	NEIGHBORH		OMMERCI
	DISTRICT			
* * * *	ZONING CONTROI	L TABLE		
Zoning Category			Co	ntrols
Zoning Category	§ References		Co	ntrols
NON-RESIDENTIAL STAND		* * *	*	
NON-RESIDENTIAL STAND		Controls	* by Story	y
NON-RESIDENTIAL STAND			*	
NON-RESIDENTIAL STANDA * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categ	ARDS AND USES	Controls 1st	* by Story	y
NON-RESIDENTIAL STAND	ARDS AND USES	Controls 1st	* by Story	y
NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categ Retail Sales and Service	ARDS AND USES * * * * * * * * ory §§ 102, 202.2(a),	Controls 1st * * * * * P * * * *	* by Story 2nd	y 3r
NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categ Retail Sales and Service Uses*	ARDS AND USES * * * * * * * * ory §§ 102, 202.2(a), 202.3 * * * *	Controls 1st * * * * * P	* by Story 2nd C	y 3r
NON-RESIDENTIAL STAND. * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categ Retail Sales and Service Uses* * * * *	ARDS AND USES	Controls 1st * * * * P * * * C * * *	* by Story 2nd C * * * * * * * * * * * * * * * * * *	y 3r NP * * *
NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categ Retail Sales and Service Uses* * * * * Massage Establishment	ARDS AND USES * * * * * * * * * * * * ory §§ 102, 202.2(a), 202.3 * * * * * * * * §§ 102, 303(n)	Controls 1st * * * * * P * * * * C	* by Story 2nd C * * * * * * * * * * * * * * * * * *	y 3r NP * * *
NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categ Retail Sales and Service Uses* * * * * Massage Establishment * * * *	ARDS AND USES * * * * * * * * * * * * Ory §§ 102, 202.2(a), 202.3 * * * * * * * * §§ 102, 303(n) * * * *	Controls 1st * * * * * P * * * * C * * * * *	*	y 3r NP * * * NP * * *
NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categ Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health * * * *	ARDS AND USES * * * * * * * * ory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * * § 102	Controls 1st * * * * P * * * C * * * C * * * C * * * * C * * * * C * * * * C * * * *	* by Story 2nd C C <i>NPC</i> * *	y 3r NP * * * NP * * *
NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categ Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health * * * * * Not listed below	ARDS AND USES * * * * * * * * ory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * * § 102	Controls 1st * * * * P * * * C * * * C * * * C * * * * C * * * * C * * * * C * * * *	* by Story 2nd C C <i>NPC</i> * *	y 3r NP * * * NP * * *
NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categ Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health * * * *	ARDS AND USES * * * * * * * * ory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * * § 102	Controls 1st * * * * P * * * C * * * C * * * C * * * * C * * * * C * * * * C * * * *	* by Story 2nd C C <i>NPC</i> * *	y 3r NP * * * NP * * *

Table 729. WEST POR ⁻	TAL AVENUE NEIGHBO		IMERCIAL I	DISTRI
	ZONING CONTROL	TABLE		
* * * *				
Zoning Category			Controls	s
NON-RESIDENTIAL STANDA	§ References			
* * * *	* * * *	* * * *		
NON-RESIDENTIAL USES		Controls b	by Story	
		1st	2nd	3rd+
* * * *	* * * *	* * * *		
Sales and Service Use Categ			Ī	1
Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	Р	Р	NP
<u> </u>	* * * *	* * * *	* * * *	* *
Massage Establishment	§§ 102, 303(n)	NPP	NPC	NP(6
* * * *	* * * *	* * * *	* * * *	* *
* NI - 4 1 - 4 - 11 - 1				
* Not listed below				
* * * *				
(6) P if located within a Hot	tal			
(0) f if tocated within a $f(0)$	<u>iei.</u>			
SEC. 730. INNER SUNS			DISTRICT	
		OMMERCIAL		
* * * *				
Table 730. INNER	SUNSET NEIGHBORHC		RCIAL DIST	RICT
	ZONING CONTROL	TABLE		
* * * *				
			Controls	;
Zoning Category	& Potoroncoc			
Zoning Category	§ References			
Zoning Category NON-RESIDENTIAL STANDA		* * * *		

		1st	2nd	3rd+
* * * *	* * * *	* * * *		
Sales and Service Use Cate			T	
Retail Sales and Service Us	ses* <u>§§</u> 102, 202.2(a) <u>.</u> 202.3	Р	С	NP
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§</u> 102, <i>303(n)</i>	С	<u>NPC</u>	NP <u>(6)</u>
* * * *	* * * *	* * * *	* * * *	* * *
Services, Health	§ 102	С	С	NP
* * * *	* * * *	* * * *	* * * *	* * *
* Not listed below				
* * * *				
(6) P if located within a H	<u>lotel.</u>			
SEC. 731. NORIEGA S	TREET NEIGHBORHOO			CT.
SEC. 731. NORIEGA S	TREET NEIGHBORHOO	D COMMERC		CT.
* * * *				
* * * *	GTREET NEIGHBORHOO			
* * * *		IOOD COMM		
* * * *	GA STREET NEIGHBORH	IOOD COMM		
* * * * Table 731. NORIEC	GA STREET NEIGHBORH	IOOD COMM	ERCIAL DIS	TRICT
* * * * Table 731. NORIEC * * * * Zoning Category	GA STREET NEIGHBORH ZONING CONTROL § References	IOOD COMM		TRICT
* * * * Table 731. NORIEC * * * * Zoning Category NON-RESIDENTIAL STANE	GA STREET NEIGHBORH ZONING CONTROL § References DARDS AND USES	IOOD COMM	ERCIAL DIS	TRICT
* * * * Table 731. NORIEC * * * * Zoning Category	GA STREET NEIGHBORH ZONING CONTROL § References	HOOD COMM	ERCIAL DIS	TRICT
* * * * Table 731. NORIEC * * * * Zoning Category NON-RESIDENTIAL STANE	GA STREET NEIGHBORH ZONING CONTROL § References DARDS AND USES	HOOD COMM	ERCIAL DIS Control	S
* * * * Table 731. NORIEC * * * * Zoning Category NON-RESIDENTIAL STANE	GA STREET NEIGHBORH ZONING CONTROL § References DARDS AND USES	HOOD COMM	ERCIAL DIS	TRICT
* * * * Table 731. NORIEO * * * * <u>Zoning Category</u> NON-RESIDENTIAL STANE * * * *	GA STREET NEIGHBORH ZONING CONTROL <u>§ References</u> DARDS AND USES * * * *	IOOD COMM TABLE * * * * Controls 1st	ERCIAL DIS Control	S
<pre>* * * * Table 731. NORIEC * * * * Coning Category NON-RESIDENTIAL STANE * * * * Sales and Service Use Category</pre>	GA STREET NEIGHBORH ZONING CONTROL \$ References DARDS AND USES * * * * * * * *	HOOD COMM	ERCIAL DIS Control by Story 2nd	STRICT
* * * * Table 731. NORIEO * * * * Zoning Category NON-RESIDENTIAL STANE * * * * Sales and Service Use Category Retail Sales and Service	GA STREET NEIGHBORH ZONING CONTROL	IOOD COMM TABLE * * * * Controls 1st	ERCIAL DIS Control	S
<pre>* * * * Table 731. NORIEC * * * * Coning Category NON-RESIDENTIAL STANE * * * * Sales and Service Use Category</pre>	GA STREET NEIGHBORH ZONING CONTROL \$ References DARDS AND USES * * * * * * * *	HOOD COMM	ERCIAL DIS Control by Story 2nd	S S 3rd+
* * * * Table 731. NORIEO * * * * <u>Zoning Category</u> <u>NON-RESIDENTIAL STANE</u> * * * * <u>Sales and Service Use Categor</u> Retail Sales and Service	GA STREET NEIGHBORH ZONING CONTROL S References DARDS AND USES * * * * * * * * GOTY §§ 102, 202.2(a), 202.53	HOOD COMM TABLE	ERCIAL DIS Control by Story 2nd P	STRICT

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SEC. 732. IRVING	STREET NEIGHBORHOO	D COMME	RCIAL DIST	RICT.
* * * *				
Table 732. IRVINC	G STREET NEIGHBORHOO	DD COMME	RCIAL DIST	RICT
	ZONING CONTROL T	ABLE		
* * * *				
Zoning Category	§ References		Control	S
NON-RESIDENTIAL STAND				
* * * *	* * * *	* *		
		Controls 1st	by Story 2nd	3rd+
* * * *	* * * *	* * * *	2114	
Sales and Service Use Cate	egory			
Retail Sales and Service	§§ 102, 202.2(a) <u>, 202.3</u>	Р	Р	NP
Uses* * * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	§ <u>§</u> 102, <i>303(n)</i>	<u>EP</u>	<u>NPC</u>	NP <u>(7)</u>
* * *	* * *	* * *	* * *	* *
* Not listed below				
* * * *				
	r . 1			
(7) P if located within a H	<u>otel.</u>			
SEC. 733. TARAVAL S * * * *	TREET NEIGHBORHOOD	COMMERC		СТ.
Table 733. TARAV	AL STREET NEIGHBORHO	DOD COMM	ERCIAL DIS	TRICT
* * * *	ZONING CONTROL T	ABLE		

* * * *	* * * *	* * * *		
		Controls	by Story	
		1st	2nd	3rd+
* * * *	* * * *	* * * *		
Sales and Service Use Cate	egory			T
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	Р	Р	NP
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u><i>Є<u>Р</u></i></u>	<u>₩₽C</u>	NP <u>(7)</u>
* * * *	* * * *	* * * *	* * * *	* * *
* Not listed below				
* * * *				
(7) P if located within a H	otel.			
	EET NEIGHBORHOOD C			
* * * *				
Zoning Category	§ References		Control	S
NON-RESIDENTIAL STAND				
* * * *	* * * *	* * * *		
Sales and Service Use Categoria	gory	Ī	Ĩ	T
Retail Sales and Service Uses*	§ 102, 202.2(a) <u>, 202.3</u>	Р	Р	NP
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	§ <u>§</u> 102 <u>, <i>303(n)</i></u>	<u><i>Є<u>Р</u></i></u>	<u>NPC</u>	NP <u>(7)</u>
* * * *	* * * *	* * * *	* * * *	* * *
<u> </u>				
* Not listed below		I		
	I			<u> </u>
* Not listed below				<u>I</u>

SEC. 735. INNER BALBO	A STREET NEIGHBORHOOI		CIAL DIST	RICT.
	DA STREET NEIGHBORHOC			TRICI
× * * *	ONING CONTROL TABLE			
Zoning Category	§ References		Controls	\$
* * * *	* * * *	* * * *		
NON-RESIDENTIAL STANDAR	DS AND USES			
* * * *	* * * *	* * * *		
NON-RESIDENTIAL USES		Controls	by Story	
		1st	2nd	3rd
* * * *	* * * *	* * *	* * *	* *
Sales and Service Use Catego	ry		<u> </u>	
Retail Sales and Service Uses	* §§ 102 <u>, 202.2(a), 202.3</u>	Р	Р	NP
	* * * * S (102 - 202()	* * * *	* * * *	* * *
Massage Establishment	<u>§§</u> 102, <i>303(n)</i> * * * *	<u><i>CP</i></u> * * * *	<u>NPC</u> * * * * *	NP <u>(</u>
* Not listed below	L			
* * * *				
(3) P if located within a Hotel	<u>.</u>			
SEC 736 OUTER BALBO	A STREET NEIGHBORHOO			TRICT
* * * *				
Table 736, OUTER BALBO	DA STREET NEIGHBORHO		RCIAL DIS	
۲ * * * *	ONING CONTROL TABLE			
Zoning Category	§ References		Controls	\$
* * * *	* * * *	* * * *		
NON-RESIDENTIAL STANDAR				

* * * *	* * * *	* * * *				
NON-RESIDENTIAL USES		Controls by Story				
		1st	2nd	3rd+		
* * *	* * * *	* * * *	* * * *	* * * *		
Sales and Service Use Category						
etail Sales and Service Uses*	<u>§§ 102, 202.2(a), 202.3</u> * * * *	P * * * *	P * * * *	NP * * * *		
assage Establishment	<u>§§</u> 102, <i>303(n)</i>	C P	NPC	NP <u>(3)</u>		
* * *	* * * *	* * * *	* * * *	* * * *		
* Not listed below						
* * * *						
(3) P if located within a Hotel.						
SEC. 737. BAYVIEW NEIGHB	ORHOOD COMMERCIAL	DISTRICT.				
* * * *						
Table 737. BAYVIEW NEIGHB	ORHOOD COMMERCIAL	DISTRICT	ZONING			
	CONTROL TABLE					
* * * *						
Zoning Cotogon/	& Deferences		Controls			
Zoning Category	§ References	* * * *				
NON-RESIDENTIAL STANDARDS						
* * *	* * * *	* * * *				
NON-RESIDENTIAL USES		Controls	by Story	3rd+		
		IST	2nd			
* * *	* * * *	* * *	* * *	* * *		
* * *	* * * *		* * *			
	* * * *	* * *		* * *		
ales and Service Use Category etail Sales and Service Uses*	§§ 102, <u>202.2(a), </u> 202.3	* * * * P	* P	* * * * P		
Sales and Service Use Category Retail Sales and Service Uses*	<u>§§ 102, 202.2(a),</u> 202.3 * * * *	* * * * P * * * *	* P * * * * *	* * * * P * * * *		
Sales and Service Use Category etail Sales and Service Uses* * * * lassage Establishment	§§ 102, <u>202.2(a), </u> 202.3	* * * * P	* P	* * * * P * * * * NP <u>(5)</u>		
Sales and Service Use Category Retail Sales and Service Uses* * * * Massage Establishment * * * * Not listed below	§§ 102, <u>202.2(a),</u> 202.3 * * * * § <u>§</u> 102, 303(o <u>n</u>)	* * * * P * * * * *	* P * * * * *	* * * * P * * * * NP <u>(5)</u>		

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1	(5) P if located within a Hotel.				
2					
3	SEC. 738. CORTLAND AVE	NUE NEIGHBORHOOD CO	MMERCIAL		г.
4	* * * *				
5	Table 738. CORTLAND A	VENUE NEIGHBORHOOD	COMMERC	IAL DISTR	ICT
6	ZON	NING CONTROL TABLE			
7	* * * *				
8	Zoning Category	§ References		Controls	
9	* * * *	* * * *	* * * *		
10	NON-RESIDENTIAL STANDARDS	AND USES			
	* * * *	* * * *	* * * *		
11	NON-RESIDENTIAL USES			by Story	
12	* * * *	* * * *	1st	2nd * * * * *	3rd+ * * * *
13	Sales and Service Use Category	,			
14	Retail Sales and Service Uses*	<u>§§ 102, 202.2(a), 202.3</u>	P * * * *	P * * * *	NP * * * *
15	Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	<u><i>€<u>P</u></i></u>	<u>NPC</u>	NP <u>(3)</u>
16	* * * *	* * * *	* * * *	* * * *	* * * *
17	* Not listed below				
18	* * * *				
19	(3) P if located within a Hotel.				
20					
21	SEC. 739. GEARY BOULEV	ARD NEIGHBORHOOD CO	MMERCIAL		г.
22	* * * *				
23	Table 739. GEARY BOUL	EVARD NEIGHBORHOOD	COMMERC	IAL DISTR	
24	ZON	NING CONTROL TABLE			
25	* * * *				

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1	Zoning Category	§ References	Controls			
2	NON-RESIDENTIAL STANDA	ARDS				
3	* * * *	* * * *	* * * *			
	NON-RESIDENTIAL USES			by Story		
4	* * * *	* * * *	1st	2nd	3rd+	
5	Sales and Service Use Category					
6	Retail Sales and Service Uses*	§§ 102, <u>202.2(a),</u> 202.3	Р	Р	Р	
7	* * * *	* * * *	* * * *	* * * *	* * * *	
	Massage Establishment	<u>§§</u> 102, 303(<i>⊕</i> <u>n</u>) ★ ★ ★ ★	<u><i>C<u>P</u></i></u> * * * *	C * * * *	NP <u>(8)</u> * * * * *	
8						
9	* Not listed below					
10	* * * *					
11	(8) P if located within a Hotel.					
12						
13	SEC. 740. MISSION BERNAL	NEIGHBORHOOD COMM	IERCIAL D	ISTRICT.		
14	* * * *					
15	Table 740. MISSION BER	NAL NEIGHBORHOOD CO	OMMERCIA	AL DISTRIC	СТ	
16	ZON	ING CONTROL TABLE				
17	* * * *					
18	Zoning Category	§ References		Controls		
19	* * * *	* * * *	* * * *			
20	NON-RESIDENTIAL STAND	ARDS				
	* * * *	* * * *	* * * *			
21	NON-RESIDENTIAL USES			by Story		
22	* * * *	* * * *	1st * * * *	2nd * * * * *	3rd+	
23	Sales and Service Use Category					
24	Retail Sales and Service Uses*	§§ 102, <u>202.2(a),</u> 202.3	Р	Р	Р	
		* * * *	* * * *		* * * *	
25	Massage Establishment	<u>§§</u> 102, 303(<i>⊕<u>n</u>)</i>	<u><i>CP</i></u>	С	NP <u>(5)</u>	

* * * *	* * * *	* * * * * * * *
* Not listed below		
* * * *		
(5) P if located within a Hote	<u>l.</u>	
		OMMEDOIAL DISTRICT
	VENUE NEIGHBORHOOD C	
* * * *		
Table 741. SAN BRUNC	O AVENUE NEIGHBORHOOD	COMMERCIAL DISTRICT
Z	ONING CONTROL TABLE	
* * * *		
Zoning Category	§ References	Controls
* * * *	* * * *	* * * *
NON-RESIDENTIAL STANDAR	DS AND USES	
* * * *	* * * *	* * * *
NON-RESIDENTIAL USES		Controls by Story
* * * *	* * * *	1st 2nd 3r * * * * * * * * * * *
Sales and Service Use Catego		
Retail Sales and Service Uses	<u>\$* §§ 102, 202.2(a), 202.3</u>	P P NF
Massage Establishment	§ <u>§</u> 102, <i>303(n)</i>	CP NPC NF
* * * *	* * * *	* * * * * * * * *
* Not listed below		· · ·
* Not listed below		· · · ·
* Not listed below		
	<u>l.</u>	
* * * *	<u>l.</u>	
* * * * (3) P if located within a Hote	<u>^{1.}</u> Y NEIGHBORHOOD COMMER	RCIAL DISTRICTS.

1	Table 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING						
2	CONTROL TABLE						
3	* * * *						
4	Zoning Category		§ References			Controls	5
5	NON-RESIDENTIAL STANDA						
		*	* * *		* *	Ctom.	
6	NON-RESIDENTIAL USES			1st	<u>a sic</u>	y Story 2nd	3rd+
7							orar
8	Sales and Service Use Catego	ory					
9	Retail Sales and Service Uses*	§ <u>§</u> 1	02 <u>, 202.2(a), 202.3</u>	Р		NP	NP
	* * * *	*	* * *	* *	* *	* * * *	* * * *
10	Massage Establishment	§ 10		<u>NPP</u>		NP <u>(3)</u>	NP <u>(3)</u>
11			* * *	* * P	* *	* * * * NP	* * * *
12	Services, Health	§ 10 *	۲ * * *	-	* *	NP * * * *	NP * * * *
13	* Not listed below				l		
14	* * * *						
15	(3) P if located within a Ho	otel.					
16							
17	SEC. 743. LOWER HAIG	GHT S	TREET NEIGHBO	RHOOD	CON		DISTRICT.
18	* * * *						
19	Table 743. LOWER HAI	GHT S	STREET NEIGHBO	DRHOOD	CO	MMERCIAL	DISTRICT
20		ZONI	NG CONTROL TA	BLE			
21	* * * *						
22	Zoning Category		§ Referenc	es		Con	trols
23	* * * *		* * * *		* *	: * *	
	NON-RESIDENTIAL S	STAND	DARDS AND USES	5			
24	* * * *		* * * *		* *	: * *	
25	NON-RESIDENTIAL USES				Со	ntrols by St	ory

		1 st	t 2nd	3
* * * *	* * * *	* *	* * * * *	* * *
Sales and Service Use Cat		1	-	
Retail Sales and Service U	ses* <u>§§</u> 102 <u>, 202.2(a)</u> ,		P	* * *
Massage Establishment * * * *	<u>§§</u> 102 <u>, 303(n)</u> * * * *	<u> </u>	• • • • • • • • •	N * *
* Not listed below	·			
* * * *				
(2) \mathbf{D} : $f_{1} = -f_{2} + \frac{1}{2} + \frac{1}{$	I-4-1			
(3) P if located within a H	<u>10tel.</u>			
		-		
SEC. 744. LOWER PO	LK STREET NEIGHBOR	RHOOD COMM	IERCIAL DIS	STRICT.
SEC. 744. LOWER PO	LK STREET NEIGHBOR		IERCIAL DIS	STRICT.
* * * *				-
* * * *	POLK STREET NEIGHBO	ORHOOD COM		-
* * * *		ORHOOD COM		-
* * * *	POLK STREET NEIGHBO	ORHOOD COM		-
* * * * Table 744. LOWER P * * * *	POLK STREET NEIGHBO ZONING CONTROL T	ORHOOD COM	IMERCIAL D	ISTRIC
* * * * Table 744. LOWER F * * * * Zoning Category	POLK STREET NEIGHBO ZONING CONTROL T § References	ORHOOD COM		ISTRIC
* * * * Table 744. LOWER P * * * *	POLK STREET NEIGHBO ZONING CONTROL T § References	ORHOOD COM	IMERCIAL D	ISTRIC
* * * * Table 744. LOWER F * * * * Zoning Category NON-RESIDENTIAL STANI	POLK STREET NEIGHBO ZONING CONTROL T <u>§ References</u> DARDS <u>AND USES</u>	ORHOOD COM ABLE	IMERCIAL D	ISTRIC
<pre>* * * * Table 744. LOWER F * * * * Zoning Category NON-RESIDENTIAL STANE * * * * NON-RESIDENTIAL USES</pre>	POLK STREET NEIGHBO ZONING CONTROL T <u>§ References</u> DARDS <u>AND USES</u> * * * *	ORHOOD COM ABLE * * * * Controls by 1st	IMERCIAL D	ISTRIC
<pre>* * * * Table 744. LOWER F * * * * Zoning Category NON-RESIDENTIAL STANI * * * * NON-RESIDENTIAL USES * * * *</pre>	POLK STREET NEIGHBO ZONING CONTROL T S References DARDS <u>AND USES</u> * * * *	ORHOOD COM ABLE * * * * Controls by	IMERCIAL D	ISTRIC
<pre>* * * * Table 744. LOWER F * * * * Zoning Category NON-RESIDENTIAL STANE * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cat</pre>	POLK STREET NEIGHBO ZONING CONTROL T S References DARDS <u>AND USES</u> * * * * * * * *	ORHOOD COM ABLE * * * * Controls by 1st	IMERCIAL D	ISTRIC
<pre>* * * * Table 744. LOWER F * * * * Zoning Category NON-RESIDENTIAL STANI * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cat Retail Sales and Service</pre>	POLK STREET NEIGHBO ZONING CONTROL T SReferences DARDS <u>AND USES</u> * * * * * * * * *	ORHOOD COM ABLE * * * * Controls by 1st	IMERCIAL D	ISTRIC
<pre>* * * * Table 744. LOWER F * * * * Zoning Category NON-RESIDENTIAL STANE * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cat</pre>	POLK STREET NEIGHBO ZONING CONTROL T S References DARDS <u>AND USES</u> * * * * * * * *	ORHOOD COM ABLE * * * * Controls by 1st * * * *	IMERCIAL D Controls y Story 2nd	OISTRIC
* * * * Table 744. LOWER P * * * * Zoning Category NON-RESIDENTIAL STANE * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service	POLK STREET NEIGHBO ZONING CONTROL T S References DARDS <u>AND USES</u> * * * * * * * * *	DRHOOD COM ABLE * * * * Controls by 1st * * * *	IMERCIAL D Controls y Story 2nd	ISTRIC

Table 745. INNER TARA	AVAL STREET NEIGHBO	RHOOD CO	MMERCIAL	DISTF
	ZONING CONTROL TAE	BLE		
* * * *				
Zoning Category	§ References		Controls	8
NON-RESIDENTIAL STAND	ARDS AND USES	* * * *		
NON-RESIDENTIAL USES	* * * *		Controls by	Story
		1st	2nd	
* * * *	* * * *	* * * *	* * * *	*
Sales and Service Use Cate	gory	1		
Retail Sales and Service Uses*	§ <u>§</u> 102 <u>, 202.2(a), 202.3</u>	Р	Р	NP
* * * *	* * * *	* * * *	* * * *	* *
Massage Establishment	<u>§§</u> 102, <u>303(⊕n</u>)	<u><i>CP</i></u>	<u>NPC</u>	NP <u>(</u> 4
* * * *	* * * *	* * * *	* * * *	* *
* Not listed below				
* * * *				
(4) P if located within a Ho	otel.			
SEC 750 NCT-1 - NEIG	HBORHOOD COMMERC	IAI TRANSI	T CI USTER	
ISTRICT.				
* * * *				
Table 750. NEIGHBORH	OOD COMMERCIAL TR	ANSIT CLUS		
	ZONING CONTROL	TABLE		

NON-RESIDENTIAL STANDAR	RDS AND USES	
* * * *	* * * *	* * * *
		Controls by Story
* * * *	* * * *	1st 2nd 3
Sales and Service Use Catego		
Retail Sales and Service Uses		P(4) NP N
* * * *	* * * *	* * * * * * * * *
Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u>NPP</u> NP <u>(10)</u> N
* * * *	* * * *	
Services, Health	§ 102	P NP N
DISTRICT. * * * *	-SCALE NEIGHBORHOOD C	
	NCT-2	
	ZONING CONTROL TABLE	Ξ
* * * *		
Zoning Category	§ References	Controls
	§ References	Controls
Zoning Category	* * * *	
Zoning Category	* * * *	
Zoning Category * * * * NON-RESIDENTIAL STANDAR	RDS AND USES	* * * *
Zoning Category * * * * NON-RESIDENTIAL STANDAR	RDS AND USES	* * * *

Sales and Service Use Categor	у			
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	Р	Р	NP
	* * * * S (AOO - 202())	* * *	* * * * *	* * * *
Massage Establishment	<u>§§ 102, <i>303(n)</i></u> * * * *	<u><i>CP</i></u> * * *	<u>NPC</u> * * * * *	NP <u>(8)</u>
* Not listed below				
* * * *				
(8) <i>P</i> if located within a Hotel.				
SEC. 752. NCT-3 - MODERA	ATE-SCALE NEIGHBORHO		ERCIAL TR	ANSIT
ISTRICT.				
* * * *				
				еIT
Table 752. MODERATE	-SCALE NEIGHBORHOOD	COMMER	CIAL TRANS	SIT
Table 752. MODERATE	-SCALE NEIGHBORHOOD (DISTRICT NCT-3	COMMER	CIAL TRANS	SIT
Table 752. MODERATE			CIAL TRANS	SIT
* * * * Table 752. MODERATE * * * *	DISTRICT NCT-3		CIAL TRANS	SIT
* * * *	DISTRICT NCT-3		CIAL TRANS	-
Table 752. MODERATE * * * * Zoning Category * * * *	DISTRICT NCT-3 ZONING CONTROL TABLE		-	-
* * * * Zoning Category	DISTRICT NCT-3 ZONING CONTROL TABLE § References * * * *		-	-
* * * * Zoning Category * * * *	DISTRICT NCT-3 ZONING CONTROL TABLE § References * * * *	* * *	-	-
<pre>* * * * Zoning Category * * * * NON-RESIDENTIAL STANDARD</pre>	DISTRICT NCT-3 ZONING CONTROL TABLE <u>§ References</u> * * * * DS AND USES	* * * * * * Control	Controls * * Is by Story	
<pre>* * * * Zoning Category * * * * NON-RESIDENTIAL STANDARE * * * *</pre>	DISTRICT NCT-3 ZONING CONTROL TABLE \$ References * * * * DS AND USES * * * *	* * * * * * Control 1st	Controls * * Is by Story 2nd	3rd+
<pre>* * * * Zoning Category * * * * NON-RESIDENTIAL STANDARI * * * *</pre>	DISTRICT NCT-3 ZONING CONTROL TABLE & * * * S AND USES * * * *	* * * * * * Control 1st	Controls * * Is by Story	
<pre>* * * * Zoning Category * * * * NON-RESIDENTIAL STANDARE * * * * * * * * Sales and Service Use Categor</pre>	DISTRICT NCT-3 ZONING CONTROL TABLE	* * * * * * Control 1st * * *	Controls * * * * * * * * * * * * * * * * * * *	3rd+ * * *
<pre>* * * * Zoning Category * * * * * NON-RESIDENTIAL STANDARE * * * * * * * * * Sales and Service Use Categor Retail Sales and Service Uses*</pre>	DISTRICT NCT-3 ZONING CONTROL TABLE \$ References * * * * DS AND USES * * * * * * * * \$ 102, 202.2(a), 202.3	* * * * * * Contro 1st * * *	Controls * * * Is by Story 2nd * * * * *	3rd+ * * *
<pre>* * * * Zoning Category * * * * NON-RESIDENTIAL STANDARE * * * * * * * * Sales and Service Use Categor</pre>	DISTRICT NCT-3 ZONING CONTROL TABLE	* * * * * * Control 1st * * *	Controls * * * * * * * * * * * * * * * * * * *	3rd+ * * *

25

* * * *

1	(8) P if located within a Hotel.				
2					
3	SEC. 753. SOMA NEIGHBO	RHOOD COMMERCIAL TR		FRICT.	
4	* * * *				
5	Table 753. SOMA NEI	GHBORHOOD COMMERCI	AL TRANSI		т
6		ZONING CONTROL TABLE	<u>:</u>		
7	* * * *				
8	Zoning Category	§ References		Controls	\$
	* * * *	* * * *	* * * *	*	
9	NON-RESIDENTIAL STANDARI	DS AND USES			
10	* * * *	* * * *	* * * *	*	
11			Control	s by Story	
12			1st	2nd	3rd+
	* * * *	* * * *	* * * *	* * * * *	* * * * *
13	Sales and Service Use Categor		P	P	NP
14	Retail Sales and Service Uses*	§§ 102, 202.2(a), <u>202.3</u>	P * * * * *	P * * * * *	NP * * * * *
15	Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	CP	NPC	NP(6)
	* * * *	* * * *	* * * *	* * * * *	* * * * *
16 17	* Not listed below				
	* * * *				
18					
19	(6) P if located within a Hotel.				
20					
21	SEC. 754. MISSION STREE	ET NEIGHBORHOOD COMN	IERCIAL TI	RANSIT	
22	DISTRICT.				
23	* * * *				
24	Table 754. MISSION S	TREET NEIGHBORHOOD C	OMMERCI	AL TRANS	IT
25		DISTRICT			
-					

ZONING CONTROL TABLE

Zoning Category	§ References		Control	S
NON-RESIDENTIAL STAN				
* * * *	* * * *	* * * *		
		Controls I		
* * * *	* * * *	1st	2nd	3rd+
Sales and Service Use Cat	egory			
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>. 202.3</u>	Р	Р	Р
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u><i>CP</i></u>	С	NP <u>(9)</u>
* * * *	* * * *	* * * *	* * * *	* * *
* * * *	ENUE NEIGHBORHOOD ENUE NEIGHBORHOOD			
* * * *	ENUE NEIGHBORHOOD	COMMERC		
* * * *		COMMERC		
* * * * Table 755. OCEAN AV * * * * Zoning Category	ENUE NEIGHBORHOOD	COMMERC	AL TRANSII	
* * * * Table 755. OCEAN AV * * * *	ENUE NEIGHBORHOOD ZONING CONTROL	COMMERC	AL TRANSII	T DISTRIC
* * * * Table 755. OCEAN AV * * * * Zoning Category	ENUE NEIGHBORHOOD ZONING CONTROL <u>§ Referen</u> * * * *	COMMERC	AL TRANSIT	T DISTRIC
* * * * Table 755. OCEAN AV * * * * Zoning Category * * * *	ENUE NEIGHBORHOOD ZONING CONTROL <u>§ Referen</u> * * * *	COMMERC	AL TRANSIT	T DISTRIC
* * * * Table 755. OCEAN AV * * * * Zoning Category * * * * NON-RESIDENTIAL STANK	ENUE NEIGHBORHOOD ZONING CONTROL & Referen * * * * DARDS AND USES	COMMERC	AL TRANSIT	T DISTRIC
* * * * Table 755. OCEAN AV * * * * Zoning Category * * * * NON-RESIDENTIAL STANE	ENUE NEIGHBORHOOD ZONING CONTROL & Referen * * * * DARDS AND USES	COMMERC	AL TRANSIT	T DISTRIC

1

Retail Sales and Service Us	ses* §§ 102, 202.2(a), 2	202.3 P	P	NP
* * * *	* * * *	*	* * * * *	
Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	C <u>(.</u>	-	
			* * * * *	
Services, Health	§ 102	C(5	5) P * * * * *	P
 * Not listed below * * * * (5) A Health Service U thorization on the ground sto * * * * (7) P if located within a H 			re₅ a Conditio	onal Use
* * * *	NEIGHBORHOOD COMN			
* * * *		MMERCIAL		
* * * * Table 756. GLEN PA * * * *	RK NEIGHBORHOOD CO ZONING CONTROL	MMERCIAL	. TRANSIT D	DISTRICT
* * * * Table 756. GLEN PA * * * * Zoning Category	RK NEIGHBORHOOD CO ZONING CONTROL	MMERCIAL		DISTRICT
* * * * Table 756. GLEN PA * * * *	RK NEIGHBORHOOD CO ZONING CONTROL	MMERCIAL	. TRANSIT D	DISTRICT
* * * * Table 756. GLEN PA * * * * Zoning Category NON-RESIDENTIAL STANE	RK NEIGHBORHOOD CO ZONING CONTROL T § References DARDS AND USES	MMERCIAL TABLE	. TRANSIT D	DISTRICT
* * * * Table 756. GLEN PA * * * * Zoning Category NON-RESIDENTIAL STANE	RK NEIGHBORHOOD CO ZONING CONTROL T § References DARDS AND USES	OMMERCIAL TABLE	. TRANSIT D	DISTRICT
 * * * * Table 756. GLEN PA * * * * Zoning Category NON-RESIDENTIAL STANE 	RK NEIGHBORHOOD CO ZONING CONTROL T § References DARDS AND USES	MMERCIAL TABLE	. TRANSIT D	DISTRICT
* * * * Table 756. GLEN PA * * * * <u>Zoning Category</u> NON-RESIDENTIAL STANE * * * *	RK NEIGHBORHOOD CO ZONING CONTROL T S References ARDS AND USES * * * *	OMMERCIAL TABLE * * * * Controls b 1st	. TRANSIT D	DISTRICT
<pre>* * * * Table 756. GLEN PA * * * * Zoning Category NON-RESIDENTIAL STANE * * * * * * * * * Sales and Service Use Cate Retail Sales and Service</pre>	RK NEIGHBORHOOD CO ZONING CONTROL T S References ARDS AND USES * * * *	OMMERCIAL TABLE * * * * Controls b 1st	. TRANSIT D	DISTRICT
* * * * Table 756. GLEN PA * * * * <u>Zoning Category</u> <u>NON-RESIDENTIAL STANE</u> * * * *	RK NEIGHBORHOOD CO ZONING CONTROL T S References DARDS AND USES * * * * * * * *	OMMERCIAL TABLE * * * * Controls b 1st * * * *	. TRANSIT D Controls by Story 2nd	DISTRICT S 3rd+
<pre>* * * * Table 756. GLEN PA * * * * Zoning Category NON-RESIDENTIAL STANE * * * * Sales and Service Use Cate Retail Sales and Service Uses*</pre>	RK NEIGHBORHOOD CO ZONING CONTROL T S References ARDS AND USES * * * * * * * * egory §§ 102, 202.2(a). 202.3	PMMERCIAL TABLE	. TRANSIT D Controls	DISTRICT s 3rd+

1	* * * *				
2	(7) P if located within a Hotel.				
3					
4					
5	SEC. 757. FOLSOM STREET	NEIGHBORHOOD COMMI	ERCIAL TR	ANSIT	
6	DISTRICT.				
7	* * * *				
8	Table 757. FOLSOM ST	REET NEIGHBORHOOD C	OMMERCIA	L TRANSI	т
9		DISTRICT			
10	2	ONING CONTROL TABLE			
11	* * * *				
12	Zoning Category	§ References		Controls	
10	* * * *	* * * *	* * * *		
1.4					
13	NON-RESIDENTIAL STANDARDS	S AND USES			
13 14	NON-RESIDENTIAL STANDARDS	S AND USES	* * * *		
				by Story	
14 15					3rd+
14	* * * *		Controls	by Story	3rd+ * * * *
14 15	* * * * * * * * Sales and Service Use Category	* * * *	Controls 1st * * * *	by Story 2nd * * * * *	* * * *
14 15 16 17	<pre>* * * * * * * * Sales and Service Use Category Retail Sales and Service Uses*</pre>	* * * * * * * * §§ 102, 202.2(a) <u>, 202.3</u>	Controls 1st * * * * P	by Story 2nd * * * * * P	* * * * NP
14 15 16	<pre>* * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * *</pre>	* * * * * * * * §§ 102, 202.2(a), <u>202.3</u> * * * *	Controls 1st * * * * * P * * * * *	by Story 2nd * * * * * P * * * * *	* * * * * NP * * * *
14 15 16 17	<pre>* * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment</pre>	* * * * * * * * §§ 102, 202.2(a) <u>, 202.3</u>	Controls 1st * * * * P	by Story 2nd * * * * * P	* * * * * NP * * * * NP <u>(11)</u>
14 15 16 17 18 19	<pre>* * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * *</pre>	* * * * * * * * <u>§§ 102, 202.2(a), 202.3</u> * * * * <u>§§ 102, 303(n)</u> * * * *	Controls 1st * * * * * P * * * * * <i>CP(7)(8)</i> * * * * *	by Story 2nd * * * * * P * * * * * <u>CNP(11)</u> * * * * *	* * * * * NP * * * * * NP(<u>11)</u> * * * *
14 15 16 17 18 19 20	<pre>* * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment</pre>	* * * * * * * * §§ 102, 202.2(a), <u>202.3</u> * * * *	Controls 1st * * * * * P * * * * *	by Story 2nd * * * * * P * * * * *	* * * * * NP * * * * NP <u>(11)</u>
14 15 16 17 18 19	<pre>* * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health</pre>	* * * * * * * * §§ 102, 202.2(a), <u>202.3</u> * * * * §§ 102, <u>303(n)</u> * * * * § 102	Controls 1st * * * * P * * * * CP(7)(8) * * * * P(7)(8)	by Story 2nd * * * * * P * * * * * C <u>NP(11)</u> * * * * *	* * * * * NP * * * * * NP(<u>11)</u> * * * * *
14 15 16 17 18 19 20 21	<pre>* * * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health * * * *</pre>	* * * * * * * * §§ 102, 202.2(a), <u>202.3</u> * * * * §§ 102, <u>303(n)</u> * * * * § 102	Controls 1st * * * * P * * * * CP(7)(8) * * * * P(7)(8)	by Story 2nd * * * * * P * * * * * C <u>NP(11)</u> * * * * *	* * * * * NP * * * * * NP(<u>11)</u> * * * *
14 15 16 17 18 19 20 21 22	<pre>* * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health</pre>	* * * * * * * * §§ 102, 202.2(a), <u>202.3</u> * * * * §§ 102, <u>303(n)</u> * * * * § 102	Controls 1st * * * * P * * * * CP(7)(8) * * * * P(7)(8)	by Story 2nd * * * * * P * * * * * C <u>NP(11)</u> * * * * *	* * * * * NP * * * * * NP(<u>11)</u> * * * *
14 15 16 17 18 19 20 21	<pre>* * * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health * * * *</pre>	* * * * * * * * §§ 102, 202.2(a), <u>202.3</u> * * * * §§ 102, <u>303(n)</u> * * * * § 102	Controls 1st * * * * P * * * * CP(7)(8) * * * * P(7)(8)	by Story 2nd * * * * * P * * * * * C <u>NP(11)</u> * * * * *	* * * * * NP * * * * * NP(<u>11)</u> * * * *
14 15 16 17 18 19 20 21 22	<pre>* * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health * * * * * Not listed below * * * *</pre>	* * * * * * * * §§ 102, 202.2(a), <u>202.3</u> * * * * §§ 102, <u>303(n)</u> * * * * § 102	Controls 1st * * * * P * * * * CP(7)(8) * * * * P(7)(8) * * * *	by Story 2nd * * * * * P * * * * * CNP(11) * * * * *	* * * * NP * * * * * NP * * * *
14 15 16 17 18 19 20 21 22 23	<pre>* * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health * * * * * Not listed below * * * *</pre>	<pre>* * * * * * * * * * \$ \$ 102, 202.2(a), 202.3 * * * * \$ 102, 303(n) * * * * \$ 102 * * * * the general public on a clier </pre>	Controls 1st * * * * P * * * * CP(7)(8) * * * * P(7)(8) * * * *	by Story 2nd * * * * * P * * * * * CNP(11) * * * * *	* * * * NP * * * * * NP * * * *

1	* * * *				
2	(11) P if located within a Hotel.				
3					
4					
5	SEC. 758. REGIONAL COMM	ERCIAL DISTRICT.			
6	* * * *				
7	Table 758. F	REGIONAL COMMERCIAL	DISTRICT		
8	Z	ONING CONTROL TABLE			
9	* * * *				
10	Zoning Category	§ References		Controls	
	* * * *	* * * *	* * * *		
11	NON-RESIDENTIAL STANDARDS	AND USES			
12	* * * *	* * * *	* * * *		
13			Controls	by Story	
14			1st	2nd	3rd+
14	* * * *	* * * *	* * * *	* * * *	* * * *
15	Sales and Service Use Category				
16	Retail Sales and Service Uses*	<u>§§ 102, 202.2(a), <i>202.3</i></u>	P * * * *	P * * * *	NP * * * *
	Massage Establishment	<u>§§</u> 102 <u>, <i>303</i>(<i>n</i>)</u>	CP(6)(7)	<i>CNP</i> (10)	NP(10)
17	* * * *	* * * *	* * * * *	* * * * *	* * * *
18	Services, Health	§ 102	P(6)(7)	NP	NP
19	* * * *	* * * *	* * * *	* * * *	* * * *
20	* Not listed below				
21	* * * *				
22	(6) P when primarily open to	the general public on a clier	nt-oriented k	oasis.	
23	(7) P on first or second floor, I	out not on both; P on all floo	rs in Histori	c Buildings	
24	* * * *				
25	(10) P if located within a Hotel.				

1	SEC. 759. DIVISADERO	STREET NEIGHBORHC		RCIAL TRA	NSIT
2	DISTRICT.				
3	* * * *				
4	Table 759. DIVISADI	ERO STREET NEIGHBOF		IMERCIAL T	RANSIT
5		DISTRICT			
6		ZONING CONTROL	TABI F		
7	* * * *				
8	Zoning Category	§ References		Controls	5
9	NON-RESIDENTIAL STAND	ARDS AND USES	* * * *		
10			Controls b	by Story	
11	* * * *	* * * *	1st	2nd	3rd+
12	Sales and Service Use Cate				
12	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	Ρ	Р	NP
14	* * * *	* * * *	* * * *	* * * *	* * * *
	Grocery, General	<u>§§</u> 102 <u>, 202.3</u>	P(5)	P(5)	NP
15 16	Massage Establishment	<u>§§ 102, 303(n)</u>	<u><i>C<u>P</u></i></u> * * * *	<u>NPC</u> * * * *	NP <u>(9)</u>
17 18 19 20	* Not listed below * * * * (9) P if located within a H	otel.			
21	SEC. 760. FILLMORE S	TREET NEIGHBORHOO		CIAL TRANS	ыт
22	DISTRICT.				
23	* * * *				
24	Table 760. FILLMO	RE STREET NEIGHBOR	ноод сом	MERCIAL TR	RANSIT
25		DISTRICT			

ZONING CONTROL TABLE

2 Controls 3 **Zoning Category §** References **NON-RESIDENTIAL STANDARDS AND USES** 4 * * * * * * * * * * * **Controls by Story** 5 2nd 3rd+ 1st 6 * * * * * * * * * * * * Sales and Service Use Category 7 **Retail Sales and Service** Ρ Ρ §§ 102, 202.2(a), 202.3 Ρ 8 Uses* 9 CPС NP(5) §§ 102, *303(n)* Massage Establishment * * * * * * * * * * * * * * * * * * * 10 11 * Not listed below. 12 * * * * 13 (5) *P* if located within a Hotel. 14 15 SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT. 16 * * * 17 Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT 18 ZONING CONTROL TABLE 19 * * * 20 Controls § References Zoning Category * * * * * * * * * * 21 **NON-RESIDENTIAL STANDARDS AND USES** 22 * * * * * * * * * * * * 23 **Controls by Story** 1st 2nd 3rd+ 24 * * * * * * * * * * * * * * * * * * 25 Sales and Service Use Category

1

Retail Sales and Service L	Jses* §§ 102, 202.2(a)			Р	NP
* * * *	* * * *		* * *	* * *	* *
Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	С		<u>NPC</u>	NP
			* * *	* * *	* *
Services, Health	§ 102	C *	* * *	P * * *	C
* Not listed below					
* * * *					
(7) P if located within a	Hotel				
<u>(7) I y tocatea within a</u>	<u>110ici.</u>				
SEC 762 VALENCIA	STREET NEIGHBORHOO		<u>сілі т</u> і	DANCIT	
JEC. /UZ. VALEINCIA					
DISTRICT.					
* * * *					
	NCIA STREET NEIGHBOR		MERCIA	AL TRAN	ISIT
	NCIA STREET NEIGHBOR DISTRICT		MERCIA	AL TRAN	NSIT
	DISTRICT		MERCIA	AL TRAN	NSIT
			MERCIA	AL TRAN	NSIT
	DISTRICT		MERCIA	AL TRAN	NSIT
Table 762. VALEN	DISTRICT ZONING CONTROI			AL TRAN	NSIT
Table 762. VALEN * * * * Zoning Category	DISTRICT ZONING CONTROI				NSIT
Table 762. VALEN	DISTRICT ZONING CONTROI				NSIT
Table 762. VALEN * * * * Zoning Category NON-RESIDENTIAL STAN	DISTRICT ZONING CONTROL § References IDARDS AND USES	- TABLE * * * *	Со	ntrols	NSIT
Table 762. VALEN * * * * Zoning Category NON-RESIDENTIAL STAN	DISTRICT ZONING CONTROL § References IDARDS AND USES	- TABLE * * * * Controls k	Co by Story	ntrols /	
Table 762. VALEN * * * * Zoning Category NON-RESIDENTIAL STAN	DISTRICT ZONING CONTROL § References IDARDS AND USES	- TABLE * * * *	Со	ntrols /	NSIT rd+
Table 762. VALEN	DISTRICT ZONING CONTROL § References DARDS AND USES * * * *	TABLE * * * * Controls k 1st	Co by Story	ntrols /	
Table 762. VALEN	DISTRICT ZONING CONTROL § References DARDS AND USES * * * *	TABLE * * * * Controls k 1st	Co by Story	ntrols / 3	
Table 762. VALEN * * * * Zoning Category NON-RESIDENTIAL STAN * * * * * * * * Sales and Service Use Ca Retail Sales and Service	DISTRICT ZONING CONTROL S References DARDS AND USES * * * * * * * *	- TABLE * * * * * Controls k 1st * * * *	Co by Story 2nd	ntrols / 3	rd+ IP
Table 762. VALEN * * * * Zoning Category NON-RESIDENTIAL STAN * * * * * * * * Sales and Service Use Ca Retail Sales and Service Uses*	DISTRICT ZONING CONTROL \$ References DARDS AND USES * * * * * * * * tegory \$\$ 102, 202.2(a), 202.3	- TABLE * * * * * Controls k 1st * * * * *	Co by Story 2nd C	ntrols / 3 * * *	rd+

25

* * * *

1	(8) P if located within a Hotel.				
2					
3	SEC. 763. 24TH STREET - MIS	SSION NEIGHBORHOOD	COMMERC	IAL TRAN	SIT
4	DISTRICT.				
5	* * * *				
6	Table 763. 24TH STREET – I	MISSION NEIGHBORHOO		RCIAL TR	
		DISTRICT			
7					
8	Z	ONING CONTROL TABLE			
9	* * * *				
10	Zoning Category	§ References		Controls	
	* * * *	* * * *	* * * *	: :	
11	NON-RESIDENTIAL STANDARDS	AND USES			
12	* * * *	* * * *	* * * *	÷	
13			Controls	s by Story	
4.4			1st	2nd	3rd+
14	* * * *	* * * *	* * * *	* * * * *	* * * *
15	Sales and Service Use Category				
16	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	Р	NP	NP
10	* * * *	* * * *	* * * *	* * * *	* * * *
17	Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u><i>EP</i></u> * * * *	<u> </u>	NP <u>(8)</u>
18					
10	Services, Health	§ 102	P * * * * *	C	NP * * * * *
19					
20	* Not listed below				
21	* * * *				
22	(8) P if located within a Hotel.				
23					
24					
25					

1	SEC. 764. UPPER MARKET S	STREET NEIGHBORHOOD	COMMER	CIAL TRAN	ISIT
2	DISTRICT.				
3	* * * *				
4	Table 764. UPPER MARKET	STREET NEIGHBORHOO		RCIAL TRA	NSIT
5		DISTRICT			
6	7				
-	۷				
7	* * * *				
8	Zoning Category	§ References	* * * *	Controls	
9	* * * *	* * * *	* * * *		
10	NON-RESIDENTIAL STANDARDS	S AND USES			
	* * * *	* * * *	* * * *		
11			Controls	s by Story	
12	* * * *	* * * *	1st	2nd	3rd+
13	Sales and Service Use Category	* * * *	* * * *	* * * *	* * * *
15	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	P	Р	NP
14	* * * *	* * * *	* * * *	-	* * * *
15	Massage Establishment	§ <u>§</u> 102, <i>303(n)</i>	<u><i>EP</i></u>	С	NP <u>(10)</u>
	* * * *	* * * *	* * * *		* * * *
16	Services, Health	§ 102	P(7)	Р	С
17	* * * *	* * * *	* * * *	* * * *	* * * *
18	* Not listed below				
19	* * * *				
20	(7) Clinics licensed as comm	unity and free clinics as defi	ined under	California F	lealth
21	and Safety Code Section 1204(a)(1) a	and clinics exempt from licer	nsing under	California	Health
22	and Safety Code Section 1206(b) are	Principally Permitted Uses.	Other Hea	Ith Service	uses
23	are subject to the provisions of Sectio	n 303 ./ of this Code.			
24	* * * *				
25	(10) P if located within a Hotel.				

SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.

The Chinatown Visitor Retail Neighborhood Commercial District extends along Grant Avenue between California and Jackson Streets. This district contains a concentration of shopping bazaars, art goods stores and restaurants which attract visitors and shoppers and contribute to the City's visual and economic diversity. Grant Avenue provides an important link between Downtown retail shopping and the Broadway, North Beach and Fisherman's Wharf areas.

8 This district is intended to preserve the street's present character and scale and to 9 accommodate uses primarily appealing to visitors (e.g. tourist gifts shops, jewelry stores, art goods, large restaurants). In order to promote continuous retail frontage, entertainment, 10 11 financial services, *medical health* service, automotive, and drive-up uses are restricted. Most 12 commercial uses, except financial services are permitted on the first two stories. 13 Administrative services, (those not serving the public) are prohibited in order to prevent 14 encroachment from downtown office uses. There are also special controls on restaurants and 15 tourist hotels. Building standards protect and complement the existing small-scale 16 development and the historic character of the area. 17 The height limit applicable to the district will accommodate two floors of housing or 18 institutional use above two floors of retail use. Existing residential units are protected by 19 prohibition of upper-story conversions and limitation on demolition. Accessory dwelling units 20 are permitted within the district pursuant to Subsection 207(c)(4) of this Code. 21 **Table 811**

22

23

23			
24	Zoning Category	§ References	Controls
25	NON-RESIDENTIAL USES		Controls by Story

CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE

* * *

		1st	2nd	
* * * *		* * * *	* * * *	*
Sales and Service Use Category				
Retail Sales and Service Uses*	<u>§§ 102, 202.2(a), 202.3</u>	Р	Р	Ν
* * * *	* * * *	* * * *	* * * *	*
Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u>ENP</u>	С	e
* * * *	* * * *	* * * *	* * * *	*
Services, Health	§ 102	NP	Р	N
* Not listed below				
* * * *				
(3) P if located within a Hotel.				
SEC. 812. CHINATOWN RESID			CIAI	
ISTRICT.				
* * * *				
	Table 812			
CHINATOWN RESIDENTI	Table 812 AL NEIGHBORHOOD COMI	MERCIAL	DISTRICT	Г
		MERCIAL	DISTRICT	Г
	AL NEIGHBORHOOD COM	MERCIAL	DISTRICT	r
	AL NEIGHBORHOOD COM	MERCIAL	DISTRICT	
ZO * * * * Zoning Category	AL NEIGHBORHOOD COM			6
ZO * * * *	AL NEIGHBORHOOD COM		Controls	6
ZO * * * * Zoning Category	AL NEIGHBORHOOD COM	Сог	Controls	S Sto
ZO * * * * Zoning Category NON-RESIDENTIAL USES	AL NEIGHBORHOOD COM	Cor 1st	Controls ntrols by 2nd	S Sto
<pre>ZO **** Zoning Category NON-RESIDENTIAL USES * * * *</pre>	AL NEIGHBORHOOD COM	Cor 1st	Controls ntrols by 2nd	S Sto * *
<pre>ZO **** Zoning Category NON-RESIDENTIAL USES **** Sales and Service Use Category</pre>	AL NEIGHBORHOOD COMI INING CONTROL TABLE § References	Cor 1st	Controls htrols by 2nd * * * *	S Sto * *
**** Zoning Category NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses*	AL NEIGHBORHOOD COMI INING CONTROL TABLE § References	Cor 1st * * * * P	Controls ntrols by 2nd * * * *	S Sto * *

1	* Not listed below	N				
2	* * * *					
3	(3) P if located within a Hotel.					
4						
5	SEC. 827. RING		N RESIDENTIAL MIXED	OUSE DISTRICT (RH-		
6	DTR).					
7	* * * *					
8		т	able 827			
9	RINCO	N HILL DOWNTOWN F	RESIDENTIAL MIXED U	JSE DISTRICT		
10		ZONING C	ONTROL TABLE			
11	* * * *					
12 13	No.	Zoning Category	§ References	Rincon Hill Downtown Residential Mixed Use District Zoning Controls		
14	* * * *	* * * *	* * * *	* * * *		
15	Non-Residential Star	Idards and Uses				
16	* * * *	* * * *	* * * *	* * * *		
17	.26	All Non-Residential Us § 825(c)(1)(A)	ses Permitted, except as	s described below.		
18	* * * *	* * * *	* * * *	* * * *		
19 20	.35	Massage	§ <u>§</u> 890.60<u>102, 303(n)</u>,	<u>P on the 1st floor,</u> C#		
21		Establishment	Art. 29 Health Code	on the 2nd floor, and		
22				<u>NP on 3rd floor and</u>		
				above, except P on the		
23				2nd floor and above if		
24				within a Hotel.		
25	L	I				

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	* * * *	* * * *	* * * *
	SPECIF	FIC PROVISIONS FOR	
	RINCON HILL DOWN	NTOWN RESIDENTIAL	MIXED USE
Section		Zoning Controls	
§ 827.35	<u>§§ 890.60102, 303(n)</u> ,	MASSAGE ESTABL	ISHMENT
	Art. 29 Health Code	Controls: Massage	Establishments on the 2nd
		<u>floor</u> shall generally b	be subject to Conditiona
		Use authorization. Co	ertain exceptions to the
		Conditional Use requ	irement for massage ar
		described in Section	303(n). When consider
		an application for a c	onditional use permit
		pursuant to this subs	ection, the Planning
		Commission shall co	nsider, in addition to the
		criteria listed in Secti	on 303(c), the criteria
		described in Section	303(n) and 890.60(b).
* * * *	* * * *	* * * *	

No.	Zoning Category	§ References	South Beach Downtown Residential Mixed Use District Zoning Controls
* * * * * Non-Residential	Standards and Uses	* * * *	* * * *
* * * *	* * * *	* * * *	* * * *
.26	All Non-Residential U	ses Permitted, except	as described below, §
	825(c)(1)(A)		
* * * *	* * * *	* * * *	* * * *
.35	Massage	§ <u>§</u> 890.60 102, 303(n)	<u>P on the 1st floor, </u> C #
	Establishment	Art. 29 Health Code	on the 2nd floor, and
			<u>NP on 3rd floor and</u>
			above, except P on the
			2nd floor and above if
			within a Hotel.
* * * *	* * * *	* * * *	* * * *
	SPECIFIC	PROVISIONS FOR	
	SOUTH BEACH DOWN	TOWN RESIDENTIAL	DISTRICT
Section		Zoni	ng Controls
§ 829.35		MAS	SAGE
	<u>§§</u> 890.60<u>102,</u>	<u>303(n)</u> , EST	ABLISHMENT
	Art. 29 Health	Code Con	trols: Massage
		Esta	blishments on the 2nd floo
			*

r			
1			Conditional Use
2			authorization. Certain
3			exceptions to the Conditional
4			Use requirement for
5			massage are described in
6			Section 303(n). When
7			considering an application
8			for a conditional use permit
9			pursuant to this subsection,
10			the Planning Commission
11			shall consider, in addition to
12			the criteria listed in Section
13			303(c), the criteria described
14			in Section 303(n) and
15			890.60(b).
16	* * * *	* * * *	* * * *

18

SEC. 840. MUG – MIXED USE-GENERAL DISTRICT.

The Mixed Use-General (MUG) District is largely comprised of the low-scale,
production, distribution, and repair (PDR) uses mixed with housing and small-scale retail. The
MUG is designed to maintain and facilitate the growth and expansion of small-scale light
manufacturing, wholesale distribution, arts production and performance/exhibition activities,
general commercial and neighborhood-serving retail and personal service activities while
protecting existing housing and encouraging the development of housing at a scale and
density compatible with the existing neighborhood.

Housing is encouraged over ground floor commercial and PDR uses. New residential
or mixed use developments are encouraged to provide as much mixed-income family housing
as possible. Existing group housing and dwelling units would be protected from demolition or
conversion to nonresidential use by requiring conditional use review. Accessory Dwelling
Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

Nighttime entertainment, movie theaters, adult entertainment and heavy manufacturing
uses are not permitted. Office is restricted to the upper floors of multiple story buildings.

8 9	Table 840 MUG – MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE					
10	No.	Zoning Category	§ References	Mixed Use-General District Controls		
11	* * *	* * * *	* * * *	* * * *		
12	Office					
13 14	* * *	* * * *	* * * *	* * * *		
15 16 17 18 19	840.65A	Services, Professional; Services Financial; Services <i>Medical<u>Health</u></i>	§§ 890.108, 890.110, 890.114	Subject to vertical control of Sec. 803.9(f). P on the ground floor when primarily open to the general public on a client- oriented basis.		
20						
21				•		
22	* *	* *				
23	SEC.	841. MUR – MIXED USE-RES	SIDENTIAL DISTRICT.			
24		* *	* * * Table 841			
25		MUR – MIXED USE-RESIDEN	ITIAL DISTRICT ZONI	NG CONTROL TABLE		

No.	Zoning Category	§ References	Mixed Use- Residential Distri Controls
* * * * Assembly Recreat	tion, Arts and Entertain	* * * * nont	* * * *
* * * *	* * * *	* * * *	* * * *
841.59	Massage	§§ 890.60 102, 303(n)	NPP on 1st floor, C o
	Establishment		2nd floor, and NP or
			<u>3rd floor and above,</u>
			except P on 2nd floor
			and above if within a
			<u>Hotel.</u>
* * * *	* * * *	* * * *	* * * *
	IUO - CENTRAL SOMA		
SEC. 848. CN	IUO - CENTRAL SOMA		
SEC. 848. CN * * * *	IUO - CENTRAL SOMA	MIXED-USE OFFICE	DISTRICT.
SEC. 848. CN * * * * CMUO – CENTRAI	/IUO - CENTRAL SOMA Tab	MIXED-USE OFFICE	DISTRICT.
SEC. 848. CN * * * * CMUO – CENTRAI	/IUO - CENTRAL SOMA Tab L SOMA MIXED USE-OF Central SoMa Mixed Us	MIXED-USE OFFICE	DISTRICT.
SEC. 848. CN * * * * CMUO – CENTRAI	/IUO - CENTRAL SOMA Tab L SOMA MIXED USE-OF Central SoMa Mixed Us	MIXED-USE OFFICE	DISTRICT. NG CONTROL TABL
SEC. 848. CN * * * * CMUO – CENTRAI Zoning Categ * * * *	/IUO - CENTRAL SOMA Tab L SOMA MIXED USE-OF Central SoMa Mixed Us	MIXED-USE OFFICE	DISTRICT. NG CONTROL TABL
SEC. 848. CN * * * * CMUO – CENTRAI Zoning Categ * * * *	/IUO - CENTRAL SOMA Tab L SOMA MIXED USE-OF Central SoMa Mixed Us ory § Refe	MIXED-USE OFFICE	DISTRICT. NG CONTROL TABL
SEC. 848. CN * * * * CMUO – CENTRAI Zoning Categ * * * * NON-RESIDENTIAL	IUO - CENTRAL SOMA Tab L SOMA MIXED USE-OF Central SoMa Mixed Us ory § Refe	MIXED-USE OFFICE	DISTRICT. NG CONTROL TABL
SEC. 848. CN	IUO - CENTRAL SOMA Tab L SOMA MIXED USE-OF Central SoMa Mixed Us ory § Refe L STANDARDS & USES * * * *	MIXED-USE OFFICE	DISTRICT. NG CONTROL TABL

2Massage Establishment§§ 102, 303(n)NPP on 1st floor, C of3floor, and NP on 3rd4above, except P on 25and above if within a	l floor and
4 <u>above, except P on 2</u>	-
	1 (1
5 and above if within a	<u>ena fioor</u>
	a Hotel.
6 * * * * * * * * * * * * * *	
7 * Not Listed Below	
8 (1) P up to 25,000 gross sq. ft. per lot; above 25,000 gross sq. ft. per lot pe	ermitted
9 only if the ratio of other permitted uses to retail is at least 3:1.	
10 * * * *	
11	
12 SEC. 890.28. DESIGN PROFESSIONAL.	
13 An office use which provides professional design services to the general pu	ublic or to
14 other businesses and includes architectural, landscape architectural, engineering, i	interior
15 design and industrial design services. It does not include (1) the design services of	f graphic
16 artists or other visual artists which are included in the definition of arts activities des	scribed in
17 Section 102.2 of this Code; (2) the services of advertising agencies or other service	es which
18 are included in the definition of professional service activities described in Section 8	890.108 of
19 this Code or administrative services, financial services or <i>medical<u>health</u></i> service activ	vities as
identified in Sections 890.106, 890.110 or 890.114 of this Code.	
21	
22 SEC. 890.114. SERVICE, <u><i>MEDICALHEALTH</i></u> .	
23 * * * *	
24	
25	

1	Section 4. Effective Date. This ordinance shall become effective 30 days after
2	enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3	ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4	of Supervisors overrides the Mayor's veto of the ordinance.
5	
6	Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
7	intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
8	numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
9	Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
10	additions, and Board amendment deletions in accordance with the "Note" that appears under
11	the official title of the ordinance.
12	
13	APPROVED AS TO FORM:
14	DENNIS J. HERRERA, City Attorney
15	By: <u>/s/ Victoria Wong</u> VICTORIA WONG
16	Deputy City Attorney
17	n:\legana\as2021\2000612\01525492.docx
18	
19	
20	
21	
22	
23	
24	
25	

FILE NO.

ORDINANCE NO.

EXHIBIT C

1	
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2	
3	Ordinance amending the Planning Code to revise Massage Establishment zoning
4	controls, including, among other things, to 1) add Sole Practitioner Massage
5	Establishments to the definition of Health Services in Article 7; 2) regulate Massage
6	Establishments generally consistent with Health Services, except that where zoning for
7	Health Services is more permissive, Massage Establishments shall require conditional
8	use authorization on the second floor and are not permitted on the third floor and
9	above unless located within a Hotel <u>with some exceptions</u> ; 3) eliminate the three-month
10	period to establish abandonment of certain nonconforming Massage Establishment
11	uses; 4) prohibit Personal Services uses for three years at any location where a
12	Massage Establishment use was closed due to a violation of the Planning Code or
13	Health Code; 5) eliminate the exception from the conditional use authorization
14	requirement for massage uses accessory to a dwelling unit; and 6) delete related
15	provisions that have expired through the passage of time; affirming the Planning
16	Department's determination under the California Environmental Quality Act; and
17	making findings of consistency with the General Plan and the eight priority policies of
18	Planning Code, Section 101.1, and public necessity, convenience, and general welfare
19	findings pursuant to Planning Code, Section 302.
20	NOTE: Unchanged Code text and uncodified text are in plain Arial font.
21	Additions to Codes are in <u>single-underline italics Times New Roman font</u> . Deletions to Codes are in strikethrough italics Times New Roman font.
22	Board amendment additions are in <u>double-underlined Arial font</u> . Board amendment deletions are in strikethrough Arial font.
23	Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.
24	
25	Be it ordained by the People of the City and County of San Francisco:

[Planning Code - Massage Establishment Zoning Controls]

2

Section 1. Land Use and Environmental Findings.

3 (a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources 4 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of 5 Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms this 6 7 determination. 8 (b) On _____, the Planning Commission, in Resolution No. _____, 9 adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The 10 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of 11 the Board of Supervisors in File No. _____, and is incorporated herein by reference. 12 13 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this ordinance will serve the public necessity, convenience and welfare for the reasons set forth in 14 Planning Commission Resolution No. _____, recommending approval of the proposed 15 designation, which is incorporated herein by reference. 16

17

18

Section 2. General Findings.

Pursuant to this ordinance, Massage Establishments, except for Sole Practitioner Massage Establishments, that are proposed to be located on the first or second floor in certain commercial districts are subject to a Conditional Use Authorization requirement, as set forth in Planning Code Section 303. Conditional Use Authorization serves a number of purposes, including the assurance that a proposed activity will be neighborhood-serving and will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. A Massage Establishment seeking a Conditional Use

2	Program, pursuant to Planning Code Section 303.2. This Program provides for priority
3	processing of eligible Conditional Use Authorization applications and a reduced application
4	fee.
5	
6	Section 3. The Planning Code is hereby amended by revising Section 102 in Article 1;
7	Section 145.4 in Article 1.2; Section183 in Article 1.7; Sections 202.2, 210.1, 210.2, 210.3,
8	and 249.36 in Article 2; Sections 303 311, and 342.1 in Article 3; Sections 710-745 and 750-
9	764 in Article 7; and Sections 811, 812, 827, 829, 840, 841, 848, 890.28, and 890.114 in
10	Article 8, to read as follows:
11	
12	SEC. 102. DEFINITIONS.
13	* * * *
14	Design Professional. A Non-Retail Sales and Service Use that provides professional
15	design services to the general public or to other businesses and includes architectural,
16	landscape architectural, engineering, interior design, and industrial design services. It does
17	not include (1) the design services of graphic artists or other visual artists which are included
18	in the definition of Arts Activities; or (2) the services of advertising agencies or other services
19	which are included in the definition of Professional Service or Non-Retail Professional Service,
20	Financial Service, or Medical Health Service. Design Professional in Neighborhood Commercial
21	Districts is subject to the operating restrictions outlined in Section 202.2(i).
22	* * * *

Authorization may be eligible to participate in the Community Business Priority Processing

Massage Establishment. A Retail Sales and Service Use defined by Section 29.5 of
the Health Code. For purposes of the Planning Code only, "Massage Establishment" shall
include *both* a "Massage Establishment" *and but shall not include* a "Sole Practitioner Massage

1

Establishment," as these terms are defined in Section 29.5 of the Health Code. The Massage
Establishment shall first obtain a permit from the Department of Public Health pursuant to
Section 29.25 of the Health Code, or a letter from the Director of the Department of Public
Health certifying that the establishment is exempt from such a permit under Section 29.25 of
the Health Code.

6

* * *

7 Service, Health. A Retail Sales and Service Use that provides medical and allied 8 health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists, 9 psychiatrists, acupuncturists, chiropractors, Sole Practitioner massage therapists as defined in Section 29.5 of the Health Code, or any other health-care professionals when licensed by a 10 State-sanctioned Board overseeing the provision of medically oriented services. It includes, 11 12 without limitation, a clinic, primarily providing outpatient care in medical, psychiatric, or other 13 health services, and not part of a Hospital or medical center, as defined by this Section of the Code, and Sole Practitioner Massage Establishments as defined in Section 29.5 of the Health Code, 14 15 but does not include other Massage Establishments, which are defined elsewhere in this Code. 16 17 SEC. 145.4. REQUIRED GROUND FLOOR COMMERCIAL USES 18 19 Table 145.4 20 21 Reference for Mixed Use 22 Reference for Commercial, Use 23 Neighborhood Districts 24 Commercial, and 25

1	Residential- Commercial		
2	Districts		
3	* * * *	* * * *	* * * *
4	N/A	890.114	Service, <i>Medical<u>Health</u></i>
5	* * * *	* * * *	* * * *
6	* * * *		
7			
8	SEC. 183. NONCONFO	RMING USES: DISCONTINUA	NCE AND ABANDONMENT.
9	(a) Discontinuance a	and Abandonment of a Nonco	nforming Use, Generally.
10	Whenever a nonconforming use	e has been changed to a confor	ming use, or discontinued for a
11	continuous period of three year	s, or whenever there is otherwis	e evident a clear intent on the
12	part of the owner to abandon a	nonconforming use, such use s	hall not after being so
13	changed, discontinued, or abar	doned be reestablished, and th	e use of the property thereafter
14	shall be in conformity with the u	se limitations of this Code for th	e district in which the property
15	is located. Where no enclosed	building is involved, discontinua	nce of a nonconforming use for
16	a period of six months shall cor	nstitute abandonment. <i>Where a N</i>	lassage Establishment is
17	nonconforming for the reason that	it is within 1,000 feet of another st	ich establishment or because it is
18	no longer permitted within the dist	rict, discontinuance for a continuo	us period of three months or
19	change to a conforming use shall c	constitute abandonment.	
20	* * * *		
21			
22	SEC. 202.2. LOCATION	AND OPERATING CONDITION	DNS.
23	(a) Retail Sales and Se	ervice Uses. The Retail Sales a	and Service Uses listed below
24	shall be subject to the correspo	nding conditions:	
25	* * * *		

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1	(4) Massage Establis	hments. Any Massa	ge Establishment found to be			
2	operating, conducted, or maintained contrary to this Code or Health Code Article 29 shall be					
3	found to be in violation of this Code and will be subject to enforcement as provided in Section					
4	176 of the Planning Code. For three	years following closu	re of a Massage Establishment for			
5	violations of this Code or the Health	Code no new Massag	e Establishment or Personal Service			
6	shall be approved at the site where the	ne former Massage E	stablishment was closed.			
7	* * * *					
8						
9	SEC. 210.1. C-2 DISTRICTS:	COMMUNITY BUSIN	NE33.			
10	~ ^ ^ ^					
11		Table 210.1				
12	ZONING CO	ONTROL TABLE FO	R C-2 DISTRICTS			
13						
13 14	Zoning Category	§ References	C-2			
	* * * *		C-2			
14	Zoning Category * * * * NON-RESIDENTIAL STANDARD		C-2			
14 15 16	* * * * NON-RESIDENTIAL STANDARD * * * *		C-2 * * * *			
14 15	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category	S AND USES * * * *	* * * *			
14 15 16	* * * * NON-RESIDENTIAL STANDARD * * * *	S AND USES	C-2 * * * * P * * * *			
14 15 16 17	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses*	S AND USES * * * * \$ \$§ 102, 202(a)	* * * * P			
14 15 16 17 18 19	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses* * * * *	S AND USES * * * * §§ 102, 202(a) * * * *	* * * * P * * * *			
14 15 16 17 18 19 20	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses* * * * *	S AND USES * * * * §§ 102, 202(a) * * * *	* * * * P * * * * <i>C<u>P(7)</u></i>			
14 15 16 17 18 19	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * * * * *	S AND USES * * * * §§ 102, 202(a) * * * * § 102 * * * *	* * * * P * * * * <u>CP(7)</u> * * * *			
14 15 16 17 18 19 20	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * (7) C on the 2nd floor and NP on the 3rd	S AND USES * * * * §§ 102, 202(a) * * * * § 102 * * * * <i>I floor and above, excep</i>	* * * * P * * * * <u>CP(7)</u> * * * * <i>that a Massage Establishment located</i>			
14 15 16 17 18 19 20 21	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * * * * *	S AND USES * * * * §§ 102, 202(a) * * * * § 102 * * * * <i>I floor and above, excep</i>	* * * * P * * * * CP(7) * * * * ot that a Massage Establishment located			
14 15 16 17 18 19 20 21 22	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * (7) C on the 2nd floor and NP on the 3rd	S AND USES	* * * * P * * * * <u>CP(7)</u> * * * * ot that a Massage Establishment located is P.			

Table 210.2						
ZONING CONTROL TABLE FOR C-3 DISTRICTS						
Zoning Category	§ References	C-3-O	C-3- O(SD)	C-3-R	C-3-G	C-3-S
* * * *	IAL STANDARDS					
* * * *	* * * *	* * *	* * *	* * *	* * * *	* * *
Sales and Servio	ce Category					
Retail Sales and Service Uses*	§§ 102, 202.2(a)	Р	Р	Р	Р	Ρ
* * * *	* * * *	* * *	* * *	* * *	* * * *	* * *
Massage Establishment	§ 102	<u> <i>CP(9)</i></u>	€ <u>P(9)</u>	6 <u>P(9)</u>	€ <u>P(9)</u>	<u>EP(9)</u>
* * * *	* * * *	* * *	* * *	* * *	* * * *	* * *
	<u>and NP on the 3rd floor on the 3rd floo</u>				sage Establish	ment locate

4									
1	Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2			
2	* * * *								
3	NON-RESIDENTIAL STANDARDS AND USES								
4	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *			
5	Sales and Serv	ico Catogory							
6			P(1)	P(10)	P(9)	P(1)			
	Retail Sales and Service	§§ 102, 202.2(a)	()			()			
7	Uses*								
8	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *			
9	Massage	§ 102	<u>NPP(23)</u>	<u>NPP(23)</u>	<u>NPP(23)</u>	<u>NPP(23)</u>			
10	Establishment	* * * *	* * * *	* * * *	* * * *	* * * *			
11	Services,	§ 102	P (3)	P (8)	P (8)	P (5)			
12	Health								
IZ	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *			
13	(23) C on the	e 2nd floor and NP on t	<u>he 3rd floor a</u>	nd above, exc	ept that a Mass	age			
14	Establishment locate	ed on the 2nd floor or a	bove within a	<u>Hotel <mark>or Per</mark></u>	sonal Service	<u>is P.</u>			
15									
16	SEC. 249.3	6. LIFE SCIENCE A		L SPECIAL		CT.			
17	* * * *								
18	(c) Contro	Is. All provisions of t	he Planning	Code curren	tly applicable s	shall continue to			
19	apply, except as of	therwise provided in	this Section	249.36:					
20	(1)	<u>MedicalHealth</u> Servic	es. <i>Medical<u>l</u></i>	Health service	es, including m	nedical offices			
21	and clinics, as defi	ned in Section 890.1	14, are a Pri	ncipally Perr	nitted Use and	are exempted			
22	from use size limita	ations, PDR replacen	nent requirer	ments (Sec. :	202.7), and ve	rtical (floor-by-			
23	floor) zoning contro	ols (Sec. 803.9(f)). Fo	or the purpos	ses of this Se	ection, a <i>medic</i> o	al<u>health</u> service			
24	use may be affiliate	ed with a hospital or	medical cent	ter as define	d in 890.44.				
25	* * * *								

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1	
2	SEC. 303. CONDITIONAL USES.
3	* * * *
4	(n) Massage Establishments. With respect to Massage Establishments that are
5	subject to Conditional Use authorization, in addition to the criteria set forth in subsection (c)
6	above, the Commission shall make the following findings:
7	(1) Whether the applicant has obtained, and maintains in good standing, a permit for a
8	Massage Establishment from the Department of Public Health pursuant to Section 29.10 of the Health
9	Code;
10	(21) Whether the use's façade is transparent and open to the public.
11	Permanent transparency and openness are preferable. Elements that lend openness and
12	transparency to a façade include:
13	(A) active street frontage of at least 25 feet in length where 75% of that
14	length is devoted to entrances to commercially used space or windows at the pedestrian eye-
15	level;
16	(B) windows that use clear, untinted glass, except for decorative or
17	architectural accent;
18	(C) any decorative railings or decorative grille work, other than wire
19	mesh, which is placed in front of or behind such windows, should be at least 75% open to
20	perpendicular view and no more than six feet in height above grade;
21	(32) Whether the use includes pedestrian-oriented lighting. Well lit
22	establishments where lighting is installed and maintained along all public rights-of-way
23	adjacent to the building with the massage use during the post-sunset hours of the massage
24	use are encouraged:
25	

1	(4 <u>3)</u> Whether the use is reasonably oriented to facilitate public access. Barriers
2	that make entrance to the use more difficult than to an average service-provider in the area
3	are to be strongly discouraged. These include (but are not limited to) foyers equipped with
4	double doors that can be opened only from the inside and security cameras.
5	Exceptions. A Massage Establishment shall not require a Conditional Use
6	authorization if the Massage Establishment satisfies one or more of the following conditions:
7	(1) The massage use is accessory to a Principal Use, if the massage use is accessed
8	by the Principal Use and
9	(A) the Principal Use is a Dwelling Unit and the massage use conforms to the
10	requirements of Section 204.1, for Accessory Uses for Dwelling Units in All Districts; or
11	(B)_ the Principal Use is a <i>Tourist</i> H otel <u>, Personal Service</u> that contains 100 or
12	more rooms or an Institutional Use as defined in this Code.
13	(2) The only massage service provided is <i>e<u>C</u>hair<u>/Foot</u> <u>mM</u>assage, such service is</i>
14	visible to the public, and customers are fully clothed at all times.
15	(3) It is a Sole Practitioner Massage Establishment, as defined in Section 29.5 of
16	the Health Code.
17	* * * *
18	
19	SEC. 311. PERMIT REVIEW PROCEDURES.
20	* * * *
21	(b) Applicability. Except as indicated herein, all building permit applications in
22	Residential, NC, NCT, and Eastern Neighborhoods Mixed Use Districts for a change of use;
23	establishment of a Micro Wireless Telecommunications Services Facility; establishment of a
24	Formula Retail Use; demolition, new construction, or alteration of buildings, and the removal
25	of an authorized or unauthorized residential unit shall be subject to the notification and review

1 procedures required by this Section 311. In addition, all building permit applications that would 2 establish Cannabis Retail or Medical Cannabis Dispensary uses, regardless of zoning district, 3 shall be subject to the review procedures required by this Section 311. Notwithstanding the 4 foregoing or any other requirement of this Section 311, a change of use to a Child Care 5 Facility, as defined in Section 102, shall not be subject to the review requirements of this Section 311. Notwithstanding the foregoing or any other requirement of this Section 311, 6 7 building permit applications to construct an Accessory Dwelling Unit pursuant to Section 8 207(c)(6) shall not be subject to the notification or review requirements of this Section 311. 9 Notwithstanding the foregoing or any other requirement of this Section 311, a change of use 10 to a principally permitted use in an NC or NCT District, or in a limited commercial use or a limited corner commercial use, as defined in Sections 186 and 231, respectively, shall not be 11 12 subject to the review or notice requirements of this Section 311.

13

(1) **Change of Use.** For *the* purposes of this Section 311, a change of use is defined as follows: 14

15 (A) Residential, NC, and NCT Districts. For all Residential, NC, and 16 NCT Districts, a change of use is defined as a change to, or the addition of, any of the 17 following land uses as defined in Section 102 of this Code: Adult Business, Bar, Cannabis 18 Retail, General Entertainment, Group Housing, Limited Restaurant, Liquor Store, Massage Establishment, Medical Cannabis Dispensary, Nighttime Entertainment, Outdoor Activity Area, 19 20 Post-Secondary Educational Institution, Private Community Facility, Public Community 21 Facility, Religious Institution, Residential Care Facility, Restaurant, School, Tobacco Paraphernalia Establishment, Trade School, and Wireless Telecommunications Facility. A 22 23 change of use from a Restaurant to a Limited-Restaurant shall not be subject to the provisions 24 of this Section 311. Any accessory massage use in the Ocean Avenue Neighborhood Commercial 25 Transit District shall be subject to the provisions of this Section 311. A change of use to a

1	principally permitted use in an NC or	NCT District, or in a li	mited comme	rcial use or a	limited			
2	corner commercial use, as defined in Sections 186 and 231, respectively, shall not be subject							
3	to the provisions of this Section 311.							
4	* * * *							
5								
6	SEC. 342.1. DEFINITIONS.							
		10 to 210 10 "Madian	l l loo" ob oll m		dofined			
7	As used in these Sections 3							
8	in Section 890.114 or 890.44 of this (Code or a Hospital or I	Health Service	e use as defir	ned in			
9	Section 102 of this Code, excluding a	any housing operated	by a medical	provider <i>or an</i>	y			
10	<i>massage use</i> .							
11								
12	SEC. 710. NC-1 – NEIGHBO	RHOOD COMMERCI	AL CLUSTER	DISTRICT.				
13	* * * *							
14	Table 710. NEIGHBOR			DISTRICT NO	5-1			
15	2							
16	Zoning Category	§ References		Controls				
17	* * * *		C	ontrols by S	tory			
18	NON-RESIDENTIAL USES		1st	2nd	3rd+			
19	* * * *	* * * *	* * * *	* * * *	* * * *			
	Sales and Service Use Category	<u>§§</u> 102 <u>, 202.2(a),</u>						
20	Retail Sales and Service Uses*	<u>202.3</u>	P(2)(3)	NP	NP			
21		* * * *	* * * *		* * * *			
22	Massage Establishment * * * *	§ 102 * * * *	<u>NPP</u> * * * *	NP <u>(12)</u> * * * * *	NP <u>(12)</u> * * * * *			
23	Services, Health	§ 102	P	NP	NP			
	* * * *	* * * *	* * * *	* * * *	* * * *			
24	* Not listed below							

1	* * * *						
2	<u>(12) P if located within a Hotel or Personal Service.</u>						
3							
4	SEC. 711. NC-2 – SMALL-SC			CIAL DISTR	ICT.		
5	* * * *						
6	Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2						
7	2	ZONING CONTROL T	ABLE				
8	Zoning Category	§ References		Controls			
9	* * * *		C	ontrols by St	orv		
10	NON-RESIDENTIAL USES		1st	2nd	3rd+		
11	<pre>* * * * Sales and Service Use Category</pre>	* * * *	* * * *	* * * *	* * * *		
12	Retail Sales and Service Uses*	§ <u>§</u> 102 <u>, 202.2(a),</u> 202.3	Р	Р	NP		
13	* * * *	* * * *	* * * *	* * * *			
14	Massage Establishment	<u>§§</u> 102, <i>303(n)</i> ★ ★ ★ ★	C <u>(13)</u> * * * * *	<u>NPC<mark>(13)</mark></u> * * * *	NP <u>(13)</u> * * * * *		
15	* Not listed below						
16	* * * *						
17	(13) P if located within a Hotel	or Personal Service.					
18							
19	SEC. 712. NC-3 – MODERAT	FE-SCALE NEIGHBO	RHOOD CON	MERCIAL			
20	DISTRICT.						
21	* * * *						
22	Table 712. MODERATE-SCA	LE NEIGHBORHOOD	COMMERCI		T NC-3		
23	Z		ABLE				
24							
25	Zoning Category	§ References		Controls			

4	* * * *				
1	NON-RESIDENTIAL USES		C	controls by S	tory
2			1st	2nd	3rd+
3	* * * *	* * * *	* * * *	* * * *	* * * *
4	Sales and Service Use Category Retail Sales and Service Uses*	§§ 102, <u>202.2(a),</u>	Р	Р	Р
	* * * *	202.3	* * * *	* * * *	* * * *
5	Massage Establishment	§ 102, 303(<i>\text{\te}}}}} \tertet}} \tert{\tert{\te}}} \tertet} \tertet} \tertet} \tertet} \tertet} \tertet} \ \ \tertet} \tertet} \tertet} \tertet} \tertet} \tertet} \tertet} \te</i>	* * * * <i>EP</i>	C(12)	NP(12)
6		<u>§ 102, 303(0/1)</u> * * * *	<u>++</u> + + + + +	* * * * *	NF <u>(12)</u> * * * *
7 8 9	* Not listed below * * * * (12) P if located within a Hotel	or Personal Service			
	<u>(12) 1-ij iocalea wimin a Holei </u>	<u>n reisonal Gervice</u> .			
10					
11	SEC. 713. NC-S – NEIGHBO		AL SHOPPIN	G CENTER	
12	DISTRICT				
	DISTRICT.				
13	* * * *				
14	Table 713. NEIGHBORHOOI				CT NC-S
15	2	ONING CONTROL TA	BLE		
15	* * * *				
16					
17	Zoning Category	§ References		Contro	ols
	* * * *	* * * *		* *	
18	NON-RESIDENTIAL USES			Controls by	y Story
19			1 ^s		3rd+
20	* * * *	* * * *	* *	* * * * *	* * * * *
20	Sales and Service Use Category		2. <i>3</i> P	P	
21	Retail Sales and Service Uses*	<u>§§</u> 102 <u>, 202.2(a), 202</u> * * * *	<u>7.3</u> P * *		NP * * * * *
22	Massage Establishment	<u>§</u> § 102, 303(<u>ન</u>)	CP	C <mark>(9)</mark>	NP(9)
	* * * *	* * * *	* *		
23	Services, Health	§ 102	Р	Р	NP(1)
24	* * * *	* * * *	* *	* * * * *	* * * * *
25	* Not listed below				

1	* * * *				
1 2	(9) P if located within a Hotel or	Personal Service			
2					
4	SEC. 714. BROADWAY NEIG			ст	
5	* * * *			•	
6	Table 714. BROADWAY NEIG			ст	
7		ONING CONTROL TABLE		01	
	* * * *				
8				Controls	
9	Zoning Category NON-RESIDENTIAL STANDARDS	§ References		Controls	
10	* * * *	* * * *	* * * *		
11			Co 1 st	ontrols by S 2nd	Story 3rd+
12	* * * *	* * * *	* * * *	-	
13	Sales and Service Use Category				
	Retail Sales and Service Uses*	<u>§§</u> 102, 202.2(a) <u>, 202.3</u> ★ ★ ★ ★	P * * * * *	P * * * * *	NP * * * *
14	Massage Establishment	<u>δ</u> 102, <i>303(n)</i>	CP	C <mark>(9)</mark>	NP(9)
15	* * * *	* * * *	<u> </u>	* * * *	* * * *
16	* Not listed below				
17	* * * *				
18	(9) P if located within a Hotel or	Personal Service.			
19					
20	SEC. 715. CASTRO STREET	NEIGHBORHOOD COMM	ERCIAL DI	STRICT.	
21	* * * *				
22	Table 715. CASTRO STREET	NEIGHBORHOOD COMM	ERCIAL DI	STRICT	
23		ONING CONTROL TABLE			
24	* * * *				
25	Zoning Category	§ References		Controls	

	* * * *	* * * *	* * * *
1	NON-RESIDENTIAL STANDARDS		
2			
3	* * * *	* * * *	* * * *
			Controls by Story 1 st 2nd 3rd+
4	* * * *	* * * *	* * * * * * * * * * * *
5	Sales and Service Use Category		
6	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	P P NP
-			
7	Massage Establishment * * * *	<u>§§ 102, <i>303(n)</i></u> * * * *	C(8) NP(8) * * * * * * * * * * * * * * * * * * *
8	Services, Health	§ 102	P P C
9	* * * *	* * * *	* * * * * * * * * * * *
	* Not listed below		
10	(0) Difleentedenishin r Hetel	Demond Convice	
11	<u>(8) P if located within a Hotel or</u>	<u>Personal Service.</u>	
12			
	SEC. 716. INNER CLEMENT	STREET NEIGHBORHOOI	D COMMERCIAL DISTRICT.
13		STREET NEIGHBORHOO	D COMMERCIAL DISTRICT.
13 14	SEC. 716. INNER CLEMENT	STREET NEIGHBORHOO	D COMMERCIAL DISTRICT.
14			
14 15	* * * * Table 716. INNER CLEMENT	STREET NEIGHBORHOO	D COMMERCIAL DISTRICT
14	* * * * Table 716. INNER CLEMENT Z		D COMMERCIAL DISTRICT
14 15	* * * * Table 716. INNER CLEMENT	STREET NEIGHBORHOO	D COMMERCIAL DISTRICT
14 15 16 17	* * * * Table 716. INNER CLEMENT Z	STREET NEIGHBORHOO	D COMMERCIAL DISTRICT
14 15 16 17 18	* * * * Table 716. INNER CLEMENT Z * * * *	STREET NEIGHBORHOOI	D COMMERCIAL DISTRICT
14 15 16 17	* * * * Table 716. INNER CLEMENT Zoning Category	STREET NEIGHBORHOOD CONING CONTROL TABLE <u>§ References</u> * * * *	D COMMERCIAL DISTRICT
14 15 16 17 18	* * * * Table 716. INNER CLEMENT Z * * * * Zoning Category * * * *	STREET NEIGHBORHOOD CONING CONTROL TABLE <u>§ References</u> * * * *	D COMMERCIAL DISTRICT
14 15 16 17 18 19 20	* * * * Table 716. INNER CLEMENT Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS	STREET NEIGHBORHOOR CONING CONTROL TABLE \$ References * * * * \$ AND USES	D COMMERCIAL DISTRICT Controls
14 15 16 17 18 19 20 21	* * * * Table 716. INNER CLEMENT Z * * * * Zoning Category * * * * * NON-RESIDENTIAL STANDARDS * * * *	STREET NEIGHBORHOOD CONING CONTROL TABLE S References * * * * S AND USES * * * *	D COMMERCIAL DISTRICT Controls * * * * Controls by Story 1 st 2nd 3rd+
14 15 16 17 18 19 20	* * * * Table 716. INNER CLEMENT Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * *	STREET NEIGHBORHOOR CONING CONTROL TABLE \$ References * * * * \$ AND USES	D COMMERCIAL DISTRICT Controls * * * * Controls by Story
14 15 16 17 18 19 20 21	* * * * Table 716. INNER CLEMENT Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Use Category	STREET NEIGHBORHOOD CONING CONTROL TABLE S References * * * * S AND USES * * * * * * * *	Controls * * * * * * * * Controls by Story 1st 2nd 3rd+ * * * * * * * *
14 15 16 17 18 19 20 21 22 23	* * * * Table 716. INNER CLEMENT Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * *	STREET NEIGHBORHOOD CONING CONTROL TABLE S References * * * * S AND USES * * * *	D COMMERCIAL DISTRICT Controls * * * * Controls by Story 1 st 2nd 3rd+
14 15 16 17 18 19 20 21 21 22	* * * * Table 716. INNER CLEMENT Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Use Category Retail Sales and Service Uses*	STREET NEIGHBORHOOD CONING CONTROL TABLE S References * * * * S AND USES * * * * * * * *	Controls * * * * Controls by Story 1st 2nd * * * * * * * * P C

1	* Not listed below		
2	* * * *		
3	(8) P if located within a Hotel	Personal Service.	
4			
5	SEC. 717. OUTER CLEMENT	STREET NEIGHBORHOO	D COMMERCIAL
6	DISTRICT.		
7	* * * *		
8	Table 717. OUTER CLEI	MENT STREET NEIGHBOF	RHOOD COMMERCIAL
9		DISTRICT	
10	Z	ONING CONTROL TABLE	
11	* * * *		
12			
13	Zoning Category	§ References	Controls
14	* * * *	* * * *	* * * *
15	NON-RESIDENTIAL STANDARDS	S AND USES	
	* * * *	* * * *	* * * *
16			Controls by Story
17	* * * *	* * * *	1st 2nd 3rd+ * * * * * * * * * * * * * *
18	Sales and Service Use Category		
10	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P NP NP
19	* * * *	* * * *	* * * * * * * * * * * * * * *
20	Massage Establishment	§ 102 * * * *	NPP NP(7) NP(7) * * * * * * * * * * * * * * * * * * *
21	* Not listed below		
22			
	* * * *		
23	<u>(7) P if located within a Hotel or</u>	Personal Service.	
24			
25			

SEC. 718. UPPER FILLMORE	STREET NEIGHBORHOO		RCIAL	
DISTRICT.				
* * * *				
Table 718. UPPER FILLM	IORE STREET NEIGHBOF	RHOOD COI	MMERCIAL	-
	DISTRICT			
ZC	ONING CONTROL TABLE			
* * * *				
Zoning Category	§ References		Controls	
* * * *	* * * *	* * * *		
NON-RESIDENTIAL STANDARDS	AND USES			
* * * *	* * * *			
				3rd+
* * * *	* * * *	* * * *	* * * *	* * * *
	SS 400, 200, 2(a), 200, 2			
* * * *	<u>99</u> 102, 202.2(a), 202.3 * * * *	P * * * *	P * * * *	NP * * * *
Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	<u>CP</u>	<u>NPC(8)</u>	NP <u>(8)</u> * * * * *
		* * * *	* * * *	* * * *
* * * *				
<u>(8) P if located within a Hotel or F</u>	<mark>Personal Service</mark> .			
SEC. 719. HAIGHT STREET N		RCIAL DIS	TRICT.	
* * * *				
Table 719. HAIGHT STRE	EET NEIGHBORHOOD CO	MMERCIAL		г
ZC	ONING CONTROL TABLE			
* * * *				
	DISTRICT. * * * * Table 718. UPPER FILLM C * * * * * <u>Zoning Category</u> * * * * * <u>NON-RESIDENTIAL STANDARDS</u> * * * * * <u>NON-RESIDENTIAL STANDARDS</u> * * * * * <u>Sales and Service Use Category</u> <u>Retail Sales and Service Uses</u> * * * * * <u>Sales and Service Use Category</u> <u>Retail Sales and Service Uses</u> * * * * <u>Massage Establishment</u> * * * * <u>Not listed below</u> * * * * <u>(8) P if located within a Hotel or I</u> <u>SEC. 719. HAIGHT STREET N</u> * * * *	DISTRICT. * * * * Table 718. UPPER FILLMORE STREET NEIGHBORD DISTRICT CONING CONTROL TABLE * * * * <u>Xoning Category</u> <u>§ References</u> * * * * <u>Xoning Category</u> <u>§ References</u> * * * * <u>Xon-RESIDENTIAL STANDARDS AND USES</u> * * * * <u>* * * * * * * * * * * * * * * </u>	DISTRICT. **** Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COL DISTRICT ZONING CONTROL TABLE ***** <u>Xoning Category & References</u> ***** <u>Xoning Category & References</u> <u>*****</u> <u>Xoning Category & References</u> <u>Xoning Category & References</u>	***** Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT DISTRICT ZONING CONTROL TABLE ***** Xoning Category & & References Xoning Category Xoning Category Xoning Category Xoning Category Xoning Category Xoning Category Xoning Controls by Story Xoning Story

1	Zoning Category	§ References		Controls	
2	* * * *	* * * *	* * * *		
3	NON-RESIDENTIAL STANDARDS	AND USES			
	* * * *	* * * *	* * * *		
4			Controls b		
5	* * * *	* * * *	1st * * * *	2nd * * *	3rd+
6				*	
7	Sales and Service Use Category Retail Sales and Service Uses*	δ 5 102 202 2(g)	Р	С	NP
0		<u>§§</u> 102, <u>202.2(a)</u> * * * *	Г * * * *	* * *	INF * * * *
8				*	
9	Massage Establishment	§§ 102 <u>, <i>303(n)</i></u>	<u>CNP<mark>C(10)</mark></u> * * * * *	<u> </u>	NP <u>(10)</u>
10	* * * *		* * * *	* * *	* * * *
11	Services, Health	§ 102	NP	С	NP
12	* * * *	* * * *	* * * *	* * *	* * * *
13	* Not listed below				
14	* * * *				
15	(10) P if located within a Hotel o	r Personal Service			
16					
10					
17	SEC. 720. EXCELSIOR OUTE	R MISSION NEIGHBORH		ERCIAL	
18	DISTRICT.				
19	* * * *				
20	Table 720. EXCELSIOR OUTER M	NISSION STREET NEIGHE	BORHOOD C	OMMERC	IAL
21		DISTRICT			
22	70N	ING CONTROL TABLE			
23	* * * *				
24	Zoning Coloren	S Deferences	Cc	ontrols	
25	Zoning Category NON-RESIDENTIAL STANDARDS	§ References AND USES			

* * * * * * * * Controls by Story * * * * * * * * * * * * 2 nd 3rd+ * * * * * * * * * * * * * * * * * * * * * * * * Sales and Service Use Category §§ 102, 202.2(a) P P P * * * * * * * * * * * * * * * * * * * * * * * Grocery, General §§ 102, 202.3 P(1) P(1) P(1) P(1) * * * * * * * * * * * * * * * * * * * * * * * Massage Establishment §§ 102, 303(n) CP C(6) NP(6) * * * * * * * * * * * * * * * * * * * * * Not listed below * * * * * * * * * * * * * * * * * Not listed below * * * * * * * * * * * * * * * * * Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * * * * * * * * Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT Zoning Category § References Controls NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * *	* * * *	* * * *	+ $+$ $+$ $+$		
Ist 2nd 3rd+ Sales and Service Use Category			^ ^ ^ ^		
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *			Controls	by Story	
Sales and Service Use Category Retail Sales and Service §§ 102, 202.2(a) P P P * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *			1st	2nd	3rd+
Retail Sales and Service § 102, 202.2(a) P P P P * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *			* * * *	* * * *	* * * *
Uses* §§ 102, 202.2(a) P P P * * * * * * * * * * * * * * * * * * * * Grocery, General §§ 102, 202.3 P(1) P(1) P(1) * * * * * * * * * * * * * * * * * * * * * * * * Massage Establishment §§ 102, 202.3 P(1) P(1) P(1) P(1) * * * * * * * * * * * * * * * * * * * * * * * * Massage Establishment §§ 102, 303(m) <i>CP</i> C(6) NP(6) * * * * * * * * * * * * * * * * * * * * * Not listed below * * * * * * * * * * * * * * * * * Not listed below * * * * * * * * * * * * * * * * * Gocated within a Hotel or Personal Service. SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 721, JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE * * * * * * * * * * * * * * * * * * * * Xoning Category § References Controls NON-RESIDENTIAL STANDARDS AND USES </td <td></td> <td>gory</td> <td>T</td> <td>P</td> <td>T</td>		gory	T	P	T
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *		§§ 102, 202.2(a)	Р	Р	Р
* * * * * * * * * * * * * * * * * * *		* * * *	* * * *	* * * *	* * * *
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *	Grocery, General	§§ 102. 202.3	P(1)	P(1)	P(1)
* * * * * * * * * * * * * * * * * * *		<u></u>			
* * * * * * * * * * * * * * * * * * *	Massage Establishment	§§ 102, 303(n)	C P	C <mark>(6)</mark>	NP(6)
* * * * (6) P if located within a Hotel or Personal Service. SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE * * * * * * * * Zoning Category § References Y * * * * X * * * * Zoning Category § References NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * X * * * *			* * * *	* * * *	* * * *
* * * * * (6) P if located within a Hotel or Personal Service. SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE * * * * * * * * Zoning Category § References Yes * * * * * * * * Xes * * * * <t< td=""><td>* Not listed below</td><td></td><td></td><td></td><td></td></t<>	* Not listed below				
(6) P if located within a Hotel or Personal Service. SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE * * * * Controls DISTRICT ZONING CONTROL TABLE * * * * * * * * Controls Controls NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *					
SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE * * * * X * * * * X X X X X X X X X X X X X	* * * *				
SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE * * * * X * * X					
* * * * Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE * * * * ZONING CONTROL TABLE * * * * * * * * Zoning Category § References VON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *	(6) P if located within a Ho	<u>otel <mark>or Personal Service</mark>.</u>			
* * * * Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE * * * * ZONING CONTROL TABLE * * * * * * * * Zoning Category § References VON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *					
* * * * Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE * * * * ZONING CONTROL TABLE * * * * * * * * Zoning Category § References VON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *					
Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE * * * * Source Controls * * * * Seferences Source Controls Controls NON-RESIDENTIAL STANDARDS AND USES Start * * * * * * * * * * Source Controls Story 1st 2nd 1st 2nd Sales and Service Use Category §§ 102, 202.2(a), 202.3 * * * * * * * * * * * * * * * * * * * * * * * * *					
ZONING CONTROL TABLE * * * * * * * * Controls Xoning Category § References Controls NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * Controls Story Ist 2nd 3rd+ * * * * * * * * * * * * * * * * * * * * Story * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *	3LC. 721. JAPA	NIOWN NEIGHBORHOO	DD COMMER	CIAL DISTR	RICT.
ZONING CONTROL TABLE * * * * * * * * Controls Xoning Category § References Controls NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * Controls Story Ist 2nd 3rd+ * * * * * * * * * * * * * * * * * * * * Story * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *		NTOWN NEIGHBORHOO	D COMMER	CIAL DISTR	RICT.
* * * * Seferences Controls NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * Sales and Service Use Category §§ 102, 202.2(a)_{L} P P C Uses* * * * * * * * * * * * * * * * * * * *	* * * *				
* * * * Seferences Controls NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * Sales and Service Use Category §§ 102, 202.2(a) 202.3 P P C * * * * * * * * * * * * * * * * * * * * * * * * *	* * * *				
Zoning Category § References Controls NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * Sales and Service Use Category S§ 102, 202.2(a). P P C Uses* * * * * * * * * * * * * * * * * * * * *	* * * *	NTOWN NEIGHBORHO	DD COMMER		
Specific lices NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * Controls by Story 1st 2nd 3rd+ * * * * * * * * * * * * * * * * * * * * Sales and Service Use Category §§ 102, 202.2(a)_{_} P P C Uses* * * * * * * * * * * * * * * * * * * *	* * * * Table 721. JAPA	NTOWN NEIGHBORHO	DD COMMER		
Specific lices NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * Controls by Story 1st 2nd 3rd+ * * * * * * * * * * * * * * * * * * * * Sales and Service Use Category §§ 102, 202.2(a)_{_} P P C Uses* * * * * * * * * * * * * * * * * * * *	* * * * Table 721. JAPA	NTOWN NEIGHBORHO	DD COMMER		
Specific lices NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * * * * * Controls by Story 1st 2nd 3rd+ * * * * * * * * * * * * * * * * * * * * Sales and Service Use Category §§ 102, 202.2(a)_{_} P P C Uses* * * * * * * * * * * * * * * * * * * *	* * * * Table 721. JAPA	NTOWN NEIGHBORHO	DD COMMER		
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * 3rd+ * * * * * * * * * * * * * * * * * * * Sales and Service Use Category \$\$\$ 102, 202.2(a)_{-} P P C Uses* * * * * * * * * * * * * * * * * * * *	* * * * Table 721. JAPA * * * *	NTOWN NEIGHBORHOO ZONING CONTROL	DD COMMER	RCIAL DISTF	RICT
Controls by Story 1st 2nd 3rd+ * * * * * * * * * * * * Sales and Service Use Category S§ 102, 202.2(a). 202.3 P P C * * * * * * * * * * * * * * * * * * * * * *	* * * * Table 721. JAPA * * * * Zoning Category	NTOWN NEIGHBORHOO ZONING CONTROL	DD COMMER	RCIAL DISTF	RICT
1st 2nd 3rd+ * * * * * * * * * * * * * * * Sales and Service Use Category P P C Retail Sales and Service §§ 102, 202.2(a). 202.3 P P C * * * * * * * * * * * * * * * * * * * * * * * * *	* * * * Table 721. JAPA * * * * Zoning Category NON-RESIDENTIAL STANDA	NTOWN NEIGHBORHOO ZONING CONTROL § References ARDS AND USES	DD COMMER TABLE	RCIAL DISTF	RICT
* * * * * * * * * * * * Sales and Service Use Category S§ 102, 202.2(a), 202.2(a), 202.3 P P C Wess* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *	* * * * Table 721. JAPA * * * * Zoning Category NON-RESIDENTIAL STANDA	NTOWN NEIGHBORHOO ZONING CONTROL § References ARDS AND USES	DD COMMER TABLE	CIAL DISTR	RICT
Sales and Service Use Category §§ 102, 202.2(a). P P C Uses* 202.3 * * * * * * * * * * * * * * * * * * * *	* * * * Table 721. JAPA * * * * Zoning Category NON-RESIDENTIAL STANDA	NTOWN NEIGHBORHOO ZONING CONTROL § References ARDS AND USES	DD COMMER TABLE * * * * Controls	CIAL DISTR	RICT
Retail Sales and Service §§ 102, 202.2(a). 202.3 P P C * * * * * * * * * * * * * * * * * * * * * * * * *	<pre>* * * * Table 721. JAPA * * * * Zoning Category NON-RESIDENTIAL STANDA * * * *</pre>	NTOWN NEIGHBORHOO ZONING CONTROL & References ARDS AND USES * * * *	DD COMMER TABLE * * * * Controls 1st	CIAL DISTR	RICT
Uses* 202.3 P P C	<pre>* * * * Table 721. JAPA * * * * Zoning Category NON-RESIDENTIAL STANDA * * * * *</pre>	NTOWN NEIGHBORHOO ZONING CONTROL	DD COMMER TABLE * * * * Controls 1st	CIAL DISTR	RICT
* * * * * * * * * * * * * * * * * * * *	<pre>* * * * Table 721. JAPA * * * * Zoning Category NON-RESIDENTIAL STANDA * * * * * * * *</pre>	NTOWN NEIGHBORHOO ZONING CONTROL	DD COMMER TABLE * * * * Controls 1st	CIAL DISTR	RICT
*	<pre>* * * * Table 721. JAPA * * * * Zoning Category NON-RESIDENTIAL STANDA * * * * * * * * Sales and Service Use Cate Retail Sales and Service</pre>	NTOWN NEIGHBORHOO ZONING CONTROL	DD COMMER TABLE * * * * * Controls 1st * * * *	Controls	RICT
Massage Establishment $\delta \delta 102 303(n)$ C(6) C(6)	<pre>* * * * Table 721. JAPA * * * * Zoning Category NON-RESIDENTIAL STANDA * * * * Sales and Service Use Cate Retail Sales and Service Uses*</pre>	Solution Sector Sector Sector Sector	DD COMMER TABLE * * * * * Controls 1st * * * * *	Controls	RICT
	<pre>* * * * Table 721. JAPA * * * * Zoning Category NON-RESIDENTIAL STANDA * * * * Sales and Service Use Cate Retail Sales and Service Uses*</pre>	Solution Sector Sector Sector Sector	DD COMMER TABLE * * * * * Controls 1st * * * * *	Controls	RICT

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* * * *	* * * *	* * * *	* * *	* * * *
Services, Health	§ 102	С	P	Р
* * * *	* * * *	* * * *	* * *	* * * *
* Not listed below				
* * * *				
(6) P if located within a He	otel or Personal Service			
···				
SEC. 722. NORTH BEA	CH NEIGHBORHOOD	COMMERCIAL D	DISTRICT.	
* * * *				
Table 722. NORTH	H BEACH NEIGHBORH			ст
	ZONING CONTRO	L TABLE		
* * * *	ZONING CONTRO	L TABLE		
* * * * Zoning Category	ZONING CONTRO	L TABLE	Controls	
NON-RESIDENTIAL STAND	§ References ARDS AND USES		Controls	
NON-RESIDENTIAL STAND	§ References	* * * *		
NON-RESIDENTIAL STAND	§ References ARDS AND USES	* * * * Controls by S	Story	3rd+
NON-RESIDENTIAL STAND	§ References ARDS AND USES	* * * * Controls by S	Story	3rd+
	§ References ARDS AND USES * * * *	* * * * Controls by S	Story	3rd+
NON-RESIDENTIAL STAND	§ References ARDS AND USES * * * *	* * * * Controls by S	Story	3rd+
NON-RESIDENTIAL STAND, * * * * Sales and Service Use Cate Retail Sales and Service Uses*	§ References ARDS AND USES * * * * gory §§ 102, 202.2(a),	* * * * Controls by \$ 1st 2	Story 2nd 3	
NON-RESIDENTIAL STAND	§ References ARDS AND USES * * * * * * * * •	* * * * Controls by 3 1st 2 P(10)	Story 2nd : P(10) * * * *	NP * * *
NON-RESIDENTIAL STAND, * * * * Sales and Service Use Cate Retail Sales and Service Uses* * * * * Massage Establishment	§ References ARDS AND USES * * * * * * * * sgory §§ 102, 202.2(a), 202.3	* * * * Controls by 3 1st 2 P(10) * * * *	Story 2nd 3 P(10) * * * * *	NP * * * NP <u>(14)</u>
NON-RESIDENTIAL STAND	§ References ARDS AND USES * * * * gory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * *	* * * * Controls by 3 1st 2 P(10) * * * * * CNP <u>C(14)</u>	Story 2nd 3 P(10) * * * * * * <u>NPC(14)</u>	NP * * * NP <u>(14)</u>
NON-RESIDENTIAL STAND	§ References ARDS AND USES * * * * * * * * * \$§ 102, 202.2(a), 202.3 * * \$§ 102, 303(n)	* * * * Controls by 3 1st 2 P(10) * * * * * CNP <u>C(14)</u> * * * *	Story 2nd 3 P(10) * * * * * * * * * * *	NP * * * NP <u>(14)</u> * * *

1	(14) P if located within a Hotel	o <mark>r Personal Service</mark> .	
2			
3	SEC. 723. POLK STREET NE		CIAL DISTRICT.
4	* * * *		
5	Table 723. POLK STRE	ET NEIGHBORHOOD COM	MMERCIAL DISTRICT
6	Z	ONING CONTROL TABLE	
7	* * * *		
8	Zoning Category	§ References	Controls
9	* * * *	* * * *	* * * *
	NON-RESIDENTIAL STANDARDS	S AND USES (7)	
10	* * * *	* * * *	* * * *
11			Controls by Story
12	* * * *	* * * *	1st 2nd 3rd+ *<
13	Sales and Service Use Category		
14	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P P NP
	* * * *	* * * * * S S 102 202(a)	* * * * * * * * * * * * * * * * * * *
15	Massage Establishment	§§ 102 <u>, 303(n)</u> ★ ★ ★ ★	NP <u>(9)</u>
16	Services, Health	§ 102	NP C C
17	* * * *	* * * *	* * * * * * * * * * * *
18	* Not listed below		
	* * * *		
19	(9) P if located within a Hotel or	Personal Service	
20	()) 1 if localea within a Holer		
21			
22	SEC. 724. SACRAMENTO ST	TREET NEIGHBORHOOD	COMMERCIAL DISTRICT.
23	* * * *		
24	Table 724. SACRAMENTO	STREET NEIGHBORHOOD	COMMERCIAL DISTRICT
25	Z	ONING CONTROL TABLE	

* * * *		
Zoning Category	§ Reference	
* * * *	* * * *	* * * *
NON-RESIDENTIAL STANDAR	RDS AND USES	
* * * *	* * * *	* * * *
		Controls by Story 1st 2nd 3rd+
* * * *	* * * *	* * * * * * * * * * * * * * *
Sales and Service Use Catego		
Retail Sales and Service Uses	* §§ 102, 202.2(a), 2	202.3 P C NP
Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	$\frac{NPC(4)}{(7)} \frac{NPC(7)}{(7)} NP(7)$
* * * *	* * * *	* * * * * * * * * * * *
Services, Health	§ 102	C(4) P P * * * * * * * * * * * * *
 (4) A Health Service Use uthorization on the ground story * * * * (7) P if located within a Hote SEC. 725. UNION STREE 	whether it is Principal or / <mark>or Personal Service</mark> .	
* * * * Table 725. UNION S	TREET NEIGHBORHOO	OD COMMERCIAL DISTRICT
	ZONING CONTROL 1	
* * * *		
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDAR		

4	* * * *	* * *	*	* *	* *	
1				Contro	Is by Story	
2				1st	2nd	3rd+
3	Salaa and Sanviaa Uga Catoo					
	Sales and Service Use Categorial Sales and Service		202.2 (a),			
4	Uses*	202.3	202.2 (a),	Р	Р	NP
5	* * * *	* * *	*	* *	* * * * *	
6	Massage Establishment	<u>§</u> § 102 <u>, .</u> * * * *	<u>303(n)</u> *	<u>C(1)</u> P * * *	C(1) <u>(7)</u>	NP <u>(7)</u>
	Services, Health	<u> </u>	*	P * *	P	
7		<u> </u>	*	Г * * *		-
8						
9	* Not listed below					
	(1) Any Massage Establi	shment th	at has continu	ally opera	ted without th	e benefit of a
10						
11	building permit within the Union S	Street NCL	D since prior to		er 31, 2017 si	nali not
12	require a Conditional Use author	ization to l	egally establis	h the Ma	ssage Establis	shment.
13	However, such establishments m	nust file a l	ouilding permit	applicati	on by May 1, 2	2020 to legally
	establish the Massage Establish	ment use,	and such build	ding perm	it application	will be subject
14	to neighborhood notification purs	uant to Pla	anning Code S	Section 31	1.	
15	* * * *		J			
16						
17	(7) P if located within a Hot	tel <mark>or Pers</mark>	onal Service.			
18)			
19	SEC. 726. PACIFIC AVE			COMME	סרואו חופדנ	
20		NUL NER				
	* * * *					
21	Table 726. PACIFIC AVE	NUE NEIC	SHBORHOOD	СОММЕ		RICT
22		ZONIN		TABLE		
23	* * * *	_0.111				
24						Controls
25	Zoning Category	* *	§ Referenc	es	* * * *	

1	NON-RESIDENTIAL STANDARDS	S AND USES (6)			
2	* * * *	* * * *	* * * *		
3				s by Story	2 rd L
	* * * *	* * * *	1st	2nd	3rd+
4	Sales and Service Use Category		1	1	1
5	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	Р	С	NP
6		* * * *			
	Massage Establishment * * * *	<u>§§</u> 102 <u>, 303(n)</u> * * * *	NP <u>(8)</u> * * * *	<u> </u>	NP <u>(8)</u> * * * * * *
7	Services, Health	§ 102	NP	С	NP
8	* * * *	* * * *	* * * *	* * * *	* * * * *
9	* Not listed below				
10	* * * *				
11	(8) P if located within a Hotel	Personal Service.			
12					
13					
	SEC. 727. LAKESIDE VILLA	GE NEIGHBORHOOD COM	MERCIAL	DISTRICT	
14	* * * *				
15		Table 727.			
16	LAKESIDE VILLAGE NEIGHBO		DISTRICT Z		ONTROL
17		TABLE			
	* * * *				
18	Zoning Category	§ References		Controls	3
19	* * * *	* * * *	* * * *	f	
20	NON-RESIDENTIAL STANDARDS	6			
21	* * * *	* * * *	* * * *	:	
22	NON-RESIDENTIAL USES			s by Story	
	* * * *	* * * *	1st	2nd * * *	3rd+
23		~ ~ ~ ~	* * *	* * *	* * *
24	Sales and Service Use Category	<u> </u>		1	

* * * *	* * * *	*	* * *	* * *	* * *
Massage Establishment	§ 102	NI		NP <u>(3)</u>	NP
* * * *	* * * *	*	* * *	* * *	* * *
Services, Health	§ 102	P		NP * * * *	NP
* * * *	* * * *	*	* * *	* * *	* * *
* Not listed below					
* * * *					
(3) P if located within a Ho	otel or Personal Service.				
<u>(5) 1 1) located minin a 110</u>					
SEC. 728. 24TH STREE	T - NOE VALLEY NEIG	SHBORHOOD	СОМ	MERCIAI	L
DISTRICT.					
~ ~ ~ ~					
					CIAI
	REET - NOE VALLEY N	NEIGHBORH	DOD C	OMMER	CIAL
	REET – NOE VALLEY M DISTRICT	NEIGHBORH	DOD C	OMMER	CIAL
			DOD C	OMMER	CIAL
	DISTRICT		DOD C	OMMER	CIAL
	DISTRICT ZONING CONTROI			OMMER(CIAL
Table 728. 24TH STI * * * * Zoning Category	DISTRICT ZONING CONTROI § References				CIAL
Table 728. 24TH STI	DISTRICT ZONING CONTROI § References		C		CIAL
Table 728. 24TH STI * * * * Zoning Category NON-RESIDENTIAL STAND	DISTRICT ZONING CONTROI § References ARDS AND USES	LTABLE	C * by Sto	ontrols	
Table 728. 24TH STI * * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES	DISTRICT ZONING CONTROL § References ARDS AND USES * * * *	L TABLE * * * Controls 1st	C (ontrols	CIAL 3rd+
Table 728. 24TH STI * * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * *	DISTRICT ZONING CONTROL § References ARDS AND USES * * * *	L TABLE	C * by Sto	ontrols	
Table 728. 24TH STI * * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category	DISTRICT ZONING CONTROL	L TABLE * * * Controls 1st	C * by Sto	ontrols	
Table 728. 24TH STI * * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categ Retail Sales and Service	DISTRICT ZONING CONTROI	L TABLE * * * Controls 1st	C * by Sto	ontrols ry	
Table 728. 24TH STI * * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category	DISTRICT ZONING CONTROL	L TABLE * * * Controls 1st * * *	C * by Sto 2nd	ontrols ry	3rd+
Table 728. 24TH STI * * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categ Retail Sales and Service Uses*	DISTRICT ZONING CONTROL <u>§ References</u> ARDS AND USES * * * * * * * * OTY §§ 102, 202.2(a), 202.3	L TABLE * * * Controls 1st * * * * P	C * by Sto 2nd	ontrols ry	3rd+
Table 728. 24TH STI * * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categ Retail Sales and Service Uses*	DISTRICT ZONING CONTROL <u>§ References</u> ARDS AND USES * * * * * * * * OTY §§ 102, 202.2(a), 202.3	L TABLE * * * Controls 1st * * * * P * * * *	C * by Sto 2nd	ontrols	3rd+
Table 728. 24TH STI * * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categ Retail Sales and Service Uses* * * * *	DISTRICT ZONING CONTROI \$ References ARDS AND USES * * * * * * * * OTY \$\$ 102, 202.2(a), 202.3 * * * *	L TABLE * * * Controls 1st * * * * P P * * * * C(8) * * *	C * by Sto 2nd C * *	ontrols	<mark>3rd+</mark> NP * *
Table 728. 24TH STI * * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * * Massage Establishment * * * *	DISTRICT ZONING CONTROL \$ References ARDS AND USES * * * * * * * * OTY \$\$ 102, 202.2(a), 202.3 * * * * \$\$ 102, 303(n) * * * *	L TABLE * * * * Controls 1st * * * * * P P * * * * C(8) * * * *	C * by Sto 2nd C C * <i>NPC</i> *	ontrols	3rd+ NP * * NP(8) * *
Table 728. 24TH STI * * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * *	DISTRICT ZONING CONTROL \$ References ARDS AND USES * * * * * * * * \$ 102, 202.2(a), 202.3 * * * * \$ 102, 303(n)	L TABLE * * * Controls 1st * * * * P P * * * * C(8) * * *	C * by Sto 2nd C C * <i>NPC</i> * P	ontrols	<mark>3rd+</mark> NP * *

1	* Not listed below				
2	* * * *				
3	(8) P if located within a Hotel	<u>or Personal Service</u> .			
4					
5	SEC. 729. WEST PORTA	AL AVENUE NEIGHBOR			ISTRICT.
6	* * * *				
7	Table 729. WEST PORT				
8 9	* * * *	ZONING CONTROL 1			
10	Zoning Category	§ References		Controls	S
11	NON-RESIDENTIAL STANDA	RDS AND USES			
	* * * *	* * * *	* * * *		
12	NON-RESIDENTIAL USES		Controls I	· · · ·	
13	* * * *	* * * *	1st * * * * *	2nd	3rd+
14	Sales and Service Use Catego	orv			
15	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	Р	Р	NP
16	* * * *	* * * *	* * * *	* * * *	* * * *
17	Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u> ★ ★ ★ ★	<u>NPP</u> * * * * *	<u> </u>	NP <u>(6)</u> * * * *
18	* Not listed below		I	<u> </u>	
19	* * * *				
20	(6) P if located within a Hote	l <mark>or Personal Service</mark> .			
21					
22	SEC. 730. INNER SUNSE	T NEIGHBORHOOD CC	OMMERCIAL	DISTRICT.	
23	* * * *				
24	Table 730. INNER S			RCIAL DIST	RICT
25		ZONING CONTROL 1	ABLE		

1	* * * *					
2	Zoning Category	§ References	Controls			
3	NON-RESIDENTIAL STANDAR					
3	* * * *	* * * *	* * * *			
4			Controls b			
5	* * * *	* * * *	1st * * * *	2nd	3rd+	
5			* * * *			
6	Sales and Service Use Categor Retail Sales and Service Uses	_∗ § <u>§</u> 102, 202.2(a) <u>,</u>	Р	с	NP	
7	* * * *	<u>202.3</u>	* * * *	* * * *	* * * *	
8	Massage Establishment	§§ 102, <i>303(n)</i>	C <mark>(6)</mark>	NPC(6)	NP(6)	
9	* * * *	* * * *	* * * *	* * * *	* * * *	
9	Services, Health	§ 102	С	С	NP	
10	* * * *	* * * *	* * * *	* * * *	* * * *	
11	* Not listed below					
12	* * * *					
13	(6) P if located within a Hote	<u>l or Personal Service.</u>				
14						
15	SEC. 731. NORIEGA STR	EET NEIGHBORHOOD	COMMERC		ст.	
16	* * * *					
47					TDIOT	
17	Table 731. NORIEGA	STREET NEIGHBORH				
18		ZONING CONTROL	TABLE			
19	* * * *					
20	Zoning Category	§ References		Control	S	
21	NON-RESIDENTIAL STANDAR					
	* * * *	* * * *	* * * *	h. 01		
22			Controls 1st	2nd	3rd+	
23	* * * *	* * * *	* * * *			
24	Sales and Service Use Categor	у				
24 25	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202. <u>53</u>	Р	Р	NP	

* * * *				
	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u><i>CP</i></u>	<u> NPC<mark>(7)</mark></u>	NP <u>(7)</u>
* * *	* * *	* * *	* * *	* *
* Not listed below				
* * * *				
(7) P if located within a	<u>Hotel or Personal Service.</u>			
SEC. 732. IRVIN	G STREET NEIGHBORHOO		RCIAL DIST	RICT.
* * * *				
Table 732, IRVIN	IG STREET NEIGHBORHOO		RCIAL DIST	RICT
	ZONING CONTROL T			
		ADLE		
* * * *				
Zoning Category	§ References		Control	S
NON-RESIDENTIAL STAN				
* * * *	* * * *	* * * *		
		Controls		
		1st	2nd	3rd+
* * * *	* * * *	* * * *		
Sales and Service Use Ca	tegory	[1
Defail Onlaw and Ormitee			_	
Retail Sales and Service	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	Р	Р	NP
Retail Sales and Service Uses* * * * *	§§ 102, 202.2(a) <u>, 202.3</u> * * * *	P * * * *	P * * * *	NP * * *
Uses*				

Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT

* * * *				
Zoning Category	§ References		Control	S
NON-RESIDENTIAL STAP				
* * * *	* * * *	* * * *		
		Controls	by Story	
		1st	2nd	3rd+
* * * *	* * * *	* * * *		
Sales and Service Use Ca	ategory			
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	Р	Р	NP
* * * *	* * * *	* * * *	* * * *	* *
Massage Establishment	§§ 102 <u>, <i>303(n)</i></u>	<u>EP</u>	<u>₩₽C<mark>(7)</mark></u>	NP <u>(7)</u>
* * * *	* * * *	* * * *	* * * *	* *
* * * * (7) P if located within a	<u>Hotel <mark>or Personal Service</mark>.</u>			
<u>(7) P if located within a</u> SEC. 734. JUDAH ST * * * *	<u>Hotel <mark>or Personal Service</mark>.</u> TREET NEIGHBORHOOD CO			
<u>(7) P if located within a</u> SEC. 734. JUDAH ST * * * *	TREET NEIGHBORHOOD CO	OMMERCIAI		
<u>(7) P if located within a</u> SEC. 734. JUDAH ST * * * *	TREET NEIGHBORHOOD CO	OMMERCIAI		
(7) P if located within a SEC. 734. JUDAH ST * * * * Table 734. JUDAH ST	TREET NEIGHBORHOOD CO TREET NEIGHBORHOOD CO ZONING CONTROL T	OMMERCIAI		
(7) P if located within a SEC. 734. JUDAH ST * * * * Table 734. JUDAH ST * * * *	TREET NEIGHBORHOOD CO TREET NEIGHBORHOOD CO ZONING CONTROL T <u>§ References</u>	OMMERCIAI	L DISTRICT	
(7) P if located within a SEC. 734. JUDAH ST * * * * Table 734. JUDAH ST * * * *	TREET NEIGHBORHOOD CO TREET NEIGHBORHOOD CO ZONING CONTROL T <u>§ References</u>	OMMERCIAI	L DISTRICT	
(7) P if located within a SEC. 734. JUDAH ST * * * * Table 734. JUDAH ST * * * * Zoning Category NON-RESIDENTIAL STAN	TREET NEIGHBORHOOD CO TREET NEIGHBORHOOD CO ZONING CONTROL T <u>§ References</u> NDARDS AND USES * * * *	OMMERCIAI ABLE	L DISTRICT	
(7) P if located within a SEC. 734. JUDAH ST * * * * Table 734. JUDAH ST * * * * Zoning Category NON-RESIDENTIAL STAN * * * *	TREET NEIGHBORHOOD CO TREET NEIGHBORHOOD CO ZONING CONTROL T <u>§ References</u> NDARDS AND USES * * * *	OMMERCIAI ABLE	L DISTRICT	

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Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u><i>CP</i></u>	<u>NPC<mark>(7)</mark></u>	NP <u>(7)</u>
* * * *	* * * *	* * * *	* * * *	* * *
* Not listed below				
* * * *				
(7) P if located within a He	otel <mark>or Personal Service</mark> .			
	BOA STREET NEIGHBOR	HOOD CON	IMERCIAL D	ISTRICT.
* * * *				
Table 735. INNER BAL	BOA STREET NEIGHBOI	RHOOD CO	MMERCIAL	DISTRICT
	ZONING CONTROL TAE	BLE		
* * * *				
Zoning Category	§ Reference	es	Con	trols
* * * *	* * * *		* * *	
NON-RESIDENTIAL STAND	ARDS AND USES			
* * * *	* * * *	* *	* * *	
NON-RESIDENTIAL USES		Co	ntrols by St	ory
		1 st		3rd
* * * *	* * * *	* *	* * * *	* * *
Sales and Service Use Cate	aorv	·	·	·
Retail Sales and Service Us		0 <u>2.3</u> P	Р	NP
* * * *	* * * *	* *		* * * *
Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	<u> </u>	<u>NPC(</u>	(<u>3)</u> NP <u>(</u> 3)
* Not listed below				
* Not listed below				
* * * *	otel or Personal Service			
	o <u>tel <mark>or Personal Service</mark>.</u>			
* * * *	o <u>tel <mark>or Personal Service</mark>.</u>			
* * * *	o <u>tel <mark>or Personal Service</mark>.</u>			

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Table 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

4	Zoning Category	§ References	Controls
5	* * * *	* * * *	* * * *
6	NON-RESIDENTIAL STANDARDS		
7		* * * *	
8	NON-RESIDENTIAL USES		Controls by Story 1st 2nd 3rd+
	* * * *	* * * *	* * * * * * * * * * *
9	Sales and Service Use Category		
10	Retail Sales and Service Uses*	<u>§§</u> 102 <u>, 202.2(a), 202.3</u> ★ ★ ★ ★	P P NP
11	Massage Establishment	§§ 102, <i>303(n)</i>	<u><i>CP</i></u> <u><i>NP</i>C(3)</u> NP(3)
12	* * * *	* * * *	* * * * * * * * * * * *
	* Not listed below		
13	* * * *		
14	(3) P if located within a Hotel or	Personal Service	
15	(<u>5) 1 ij localea willin a Holer</u>	<u>Personal Service.</u>	
16			
17	SEC. 737. BAYVIEW NEIGHE	SORHOOD COMMERCIAL	DISTRICT.
18	Table 737. BAYVIEW NEIGHE		DISTRICT ZONING
19			
20	* * * *	CONTROL TABLE	
21	Zoning Category	§ References	Controls
22	* * * *	* * * *	* * * *
23	NON-RESIDENTIAL STANDARDS		
	* * * *	* * * *	* * * *
24	NON-RESIDENTIAL USES		Controls by Story
25			1st 2nd 3rd+

* * * *				
	* * * *	* * *	* * *	*
Sales and Service Use Category	V		`	
Retail Sales and Service Uses*	§§ 102, <u>202.2(a),</u> 202.3	Р	Р	Ρ
* * * *	* * * *	* * *	* * * *	* *
Massage Establishment	<u>§§</u> 102, 303(<i>⊖</i> <u>n</u>)	<u><i>CP</i></u>	C <u>(5)</u>	N
* Not listed below				
* * * *				
(5) P if located within a Hotel	or Personal Service.			
· · / · · / · · · · · · · · · · · · · ·				
SEC. 738. CORTLAND AVE		OMMERCIA		Т.
SEC. 738. CORTLAND AVE		OMMERCIA		т.
	ENUE NEIGHBORHOOD CO	OMMERCIA	L DISTRIC	т.
* * * *	ENUE NEIGHBORHOOD CO			
* * * * Table 738. CORTLAND A	VENUE NEIGHBORHOOD			
* * * * Table 738. CORTLAND A				
* * * * Table 738. CORTLAND A	VENUE NEIGHBORHOOD			
* * * * Table 738. CORTLAND A	VENUE NEIGHBORHOOD			RIC
* * * * Table 738. CORTLAND A ZO * * * *	VENUE NEIGHBORHOOD NING CONTROL TABLE	COMMER(CIAL DIST	RIC
* * * * Table 738. CORTLAND A ZO * * * * Zoning Category	VENUE NEIGHBORHOOD NING CONTROL TABLE <u>§ References</u> * * * *	COMMER(CIAL DISTR	RIC
* * * * Table 738. CORTLAND A ZO * * * * <u>Zoning Category</u> * * * *	VENUE NEIGHBORHOOD NING CONTROL TABLE <u>§ References</u> * * * *	COMMER(CIAL DISTR	RIC
* * * * Table 738. CORTLAND A ZO * * * * <u>Zoning Category</u> * * * *	AVENUE NEIGHBORHOOD NING CONTROL TABLE § References * * * * \$ AND USES	• COMMER(* * *	CIAL DISTR	RIC
* * * * Table 738. CORTLAND A ZO * * * * <u>Zoning Category</u> * * * * NON-RESIDENTIAL STANDARD	AVENUE NEIGHBORHOOD NING CONTROL TABLE § References * * * * \$ AND USES	• COMMER(* * *	CIAL DISTR Controls	RIC
* * * * Table 738. CORTLAND A ZO * * * * <u>Zoning Category</u> * * * * NON-RESIDENTIAL STANDARDA * * * * NON-RESIDENTIAL USES * * * *	AVENUE NEIGHBORHOOD NING CONTROL TABLE <u>§ References</u> * * * * S AND USES * * * *	• COMMER	CIAL DISTR Controls	RIC
* * * * Table 738. CORTLAND A ZO * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category	AVENUE NEIGHBORHOOD NING CONTROL TABLE § References * * * * S AND USES * * * *	• COMMER(CIAL DISTR	RIC
* * * * Table 738. CORTLAND A ZO * * * * <u>Zoning Category</u> * * * * NON-RESIDENTIAL STANDARDA * * * * NON-RESIDENTIAL USES * * * *	Second and a second a	• COMMER * * * * * * Control 1st * * *	CIAL DISTR	RIC
* * * * Table 738. CORTLAND A ZO * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDA * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses*	AVENUE NEIGHBORHOOD NING CONTROL TABLE § References * * * * SAND USES * * * * * * * * \$§ 102, 202.2(a), 202.3	• COMMER(CIAL DISTR	SIC

1			
2	SEC. 739. GEARY BOULEVA	ARD NEIGHBORHOOD CO	MMERCIAL DISTRICT.
3	* * * *		
4	Table 739. GEARY BOULE	EVARD NEIGHBORHOOD	COMMERCIAL DISTRICT
5	ZON	ING CONTROL TABLE	
6	* * * *		
7	Zoning Category	§ References	Controls
8	NON-RESIDENTIAL STAND		
9	* * * *	* * * *	* * * *
	NON-RESIDENTIAL USES		Controls by Story
10	* * * *	* * * *	1st 2nd 3rd+
11	Sales and Service Use Category		
12	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P P P
	* * * *	* * * * *	* * * * * * * * * * * *
13	Massage Establishment	<u>§</u> § 102, 303(<i>⊕<u>n</u>)</i>	<u><i>CP</i></u> C(8) NP <u>(8)</u>
14	* * * *	* * * *	* * * * * * * * * * *
15	* Net listed below		
15	* Not listed below		
16	* * * *		
17	(8) P if located within a Hotel or	Personal Service.	
10	<u>() i j ionin minin a rom </u>	<u> </u>	
18			
19	SEC. 740. MISSION BERNAL	NEIGHBORHOOD COMM	ERCIAL DISTRICT.
20	* * * *		
21	Table 740. MISSION BEF	RNAL NEIGHBORHOOD CO	OMMERCIAL DISTRICT
22	ZON	ING CONTROL TABLE	
23	* * * *		
24	Zoning Category	§ References	Controls
25	* * * *	* * * *	* * * *

1	NON-RESIDENTIAL STAND	APDS	
	* * * *	* * * *	* * * *
2	NON-RESIDENTIAL USES		Controls by Story
3			1st 2nd 3rd+
4	* * * *	* * * *	* * * * * * * * * * * *
5	Sales and Service Use Category Retail Sales and Service Uses*	§§ 102, <u>202.2(a)</u> , 202.3	P P P
	* * * *	* * * * *	
6	Massage Establishment	<u>§§</u> 102, 303(<u><i>⊕</i>n</u>)	<u><i>C<u>P</u></i></u> C <u>(5)</u> NP <u>(5)</u>
7	* * * *	* * * *	* * * * * * * * * * * *
8	* Not listed below		
9	* * * *		
10			
	<u>(5) P if located within a Hotel or</u>	<u>Personal Service</u> .	
11			
12	SEC. 741. SAN BRUNO AVE	NUE NEIGHBORHOOD CO	DMMERCIAL DISTRICT.
13	* * * *		
14	Table 741. SAN BRUNO A	VENUE NEIGHBORHOOD	COMMERCIAL DISTRICT
15	ZON	ING CONTROL TABLE	
16	* * * *		
17	Zening October		Controls
18	Zoning Category	§ References	* * * *
	NON-RESIDENTIAL STANDARDS		
19	* * * *	* * * *	* * * *
20	NON-RESIDENTIAL USES		Controls by Story
21			1st 2nd 3rd+
22	* * * *	* * * *	* * * * * * * * * * * *
	Sales and Service Use Category Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P P NP
23	* * * *	<u>89</u> 102 <u>, 202.2(u), 202.5</u> * * * *	
24	Massage Establishment	§§ 102 <u>, <i>303(n)</i></u>	<u><i>EP</i></u> <u><i>NP</i><u>C</u>(3)</u> NP <u>(3)</u>
25	* * * *	* * * *	* * * * * * * * * * * *

* Not listed below					
* * * *					
(3) P if located within a Ho	tel or Personal Service				
<u>(5) 1 1 10 100 and a minina 110</u>					
SEC. 742. COLE VALLE	EY NEIGHBORHOOD CO	DMMERCIAL	DISTRICTS.		
* * * *					
Table 742. COLE VALI		COMMERCIA	L DISTRICT	ZONING	
	CONTROL TABLE				
* * * *					
Zoning Category	§ References		Controls	5	
NON-RESIDENTIAL STANDA					
* * * *	* * * *	* * * *			
NON-RESIDENTIAL USES		Controls b	y Story		
		1st	2nd	3rd+	
Sales and Service Use Catego	ory				ļ
Retail Sales and Service Uses*	§§ 102 <u>, 202.2(a), 202.3</u>	Р	NP	NP	ļ
* * * *	* * * *	* * * *	* * * *	* * * *	
Massage Establishment	§ 102	<u>NPP</u>	NP <u>(3)</u>	NP <u>(3)</u>	1
* * * *	* * * *	* * * *	* * * *	* * * *	
Services, Health	§ 102	Р	NP	NP	
* * * *	* * * *	* * * *	* * * *	* * * *	
* Not listed below					
* * * *					
(3) P if located within a Ho	<u>tel <mark>or Personal Service</mark>.</u>				
SEC. 743. LOWER HAIG	GHT STREET NEIGHBO	RHOOD CON		DISTRICT.	
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Controls Zoning Category § References * * * * * * * * * * * * NON-RESIDENTIAL STANDARDS AND USES * * * * * * * * * * * * **NON-RESIDENTIAL USES Controls by Story** 1st 2nd 3rd+ * * * * * * * * * * * * * * * Sales and Service Use Category **Retail Sales and Service Uses*** Ρ §<u>§</u> 102, *202.2(a)*, *202.3* Ρ NP * * * * * * * * * * * * * * * Massage Establishment §§ 102, 303(n) CPNPC(3)NP(3) * * * * * * * * * * * * * * Not listed below * * (3) P if located within a Hotel or Personal Service. SEC. 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE * * * * Zoning Category Controls § References **NON-RESIDENTIAL STANDARDS** AND USES * * * * * * * * * * * * **NON-RESIDENTIAL USES Controls by Story** 2nd 3rd+ 1st * * * * * * * * * * * *

Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

Supervisor Ronen **BOARD OF SUPERVISORS**

*

*

Retail Sales and Service	§§ 102, <u>202.32(a),</u>	Р	Р	Р
Uses*	202.3	-	-	-
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§ 102, 303(<i>∂n</i>)</u>	<u><i>CP</i></u>	C <u>(4)</u> * * * * *	NP <u>(4)</u>
* Not listed below				
* * * *				
(4) P if located within a H	<u>otel <mark>or Personal Service</mark>.</u>			
SEC. 745. INNER TARA	VAL STREET NEIGHBOI	RHOOD COM		DISTRIC
* * * *				
				DIOTO
	AVAL STREET NEIGHBC	ORHOOD CO	MMERCIAL	DISTRI
	AVAL STREET NEIGHBO ZONING CONTROL TAI		MMERCIAL	DISTRI
			MMERCIAL	DISTRI
Table 745. INNER TAR	ZONING CONTROL TAI		MMERCIAL	
Table 745. INNER TAR * * * * Zoning Category	ZONING CONTROL TAI			
Table 745. INNER TAR	ZONING CONTROL TAI			
Table 745. INNER TAR * * * * Zoning Category NON-RESIDENTIAL STANE	ZONING CONTROL TAI	BLE * * * *		S
Table 745. INNER TAR * * * * Zoning Category NON-RESIDENTIAL STANE * * * *	ZONING CONTROL TAI	BLE * * * * (Controls Controls by 2nd	s Story
Table 745. INNER TAR * * * * Zoning Category NON-RESIDENTIAL STANE * * * * NON-RESIDENTIAL USES * * * *	ZONING CONTROL TAI	BLE * * * *	Controls	s Story
Table 745. INNER TAR * * * * Zoning Category NON-RESIDENTIAL STANE * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service	ZONING CONTROL TAI	BLE * * * * (Controls Controls by 2nd	s Story
Table 745. INNER TAR * * * * Zoning Category NON-RESIDENTIAL STANE * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate	ZONING CONTROL TAI	BLE * * * * * 1st * * * *	Controls by	s Story * *
Table 745. INNER TAR * * * * Zoning Category NON-RESIDENTIAL STANE * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service Uses*	Second Control TAI Second Control Control TAI Second Control Contro Control Control Control Control Control Control Contro	BLE * * * * 1st * * * * P	Controls by 2nd * * * *	S Story * *

SEC. 750. NCT-1 - NEIGHBO	RHOOD COMMERCIAL TR	RANSIT CLU	JSTER	
DISTRICT.				
* * * *				
Table 750. NEIGHBORHOOI	COMMERCIAL TRANSIT	CLUSTER		NCT-1
			Diomain	
4	ZONING CONTROL TABLE			
* * * *				
Zoning Category	§ References		Controls	
* * * *	* * * *	* * * *		
NON-RESIDENTIAL STANDARD	S AND USES			
* * * *	* * * *	* * * *		
		Controls	by Story	
* * * *	* * * *	1st	2nd * * * * *	3rd+
Sales and Service Use Category			^ ^ ^ ^	^ ^
Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P(4)	NP	NP
* * * *	* * * *	* * * *	* * * *	* *
Massage Establishment	<u>§§</u> 102 <i>, 303(n)</i>	<u>NPP</u> * * * * *	NP <u>(10)</u>	NP <u>(10</u>
Services, Health	§ 102	P	NP	NP
* * * *	* * * *	I * * * *		
* Not listed below * * * * <u>(10) P if located within a Hotel</u>	or Personal Service.			
SEC. 751. NCT-2 - SMALL-S DISTRICT. * * * *	CALE NEIGHBORHOOD C	OMMERCIA	AL TRANS	IT

1 Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-2 2 ZONING CONTROL TABLE 3 * * * * 4 Controls 5 Zoning Category § References * * * * * * * 6 NON-RESIDENTIAL STANDARDS AND USES 7 * * * * * * * * * * * * 8 **Controls by Story** 1st 2nd 3rd+ 9 * * * * * * * * * * * * * * * * * Sales and Service Use Category 10 **Retail Sales and Service Uses*** §§ 102, 202.2(a), 202.3 Ρ Ρ NP 11 * * * * * * * * * Massage Establishment <u>₩₽C<mark>(8</mark>)</u> §§ 102, 303(n) CPNP(8) 12 * * * * * * * * * * * * * * * * 13 * Not listed below 14 * * * 15 (8) *P* if located within a Hotel or Personal Service. 16 17 SEC. 752. NCT-3 - MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT 18 DISTRICT. 19 20 Table 752. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT 21 **DISTRICT NCT-3** 22 ZONING CONTROL TABLE 23 * * 24 Controls Zoning Category § References 25 * * * * * * * *

1	NON-RESIDENTIAL STANDARDS	AND USES	
2	* * * *	* * * *	* * * *
3			Controls by Story
	* * * *	* * * *	1st 2nd 3rd+ * * * * * * * * * * * * * * * * * * *
4	Sales and Service Use Category		
5	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	P P NP
6	Massage Establishment	\$§ 102, 303(n)	<i>CP</i> C(8) NP(8)
7	* * * *	* * * *	CI O(0) IVI (0) * * * * * * * * * * * *
8	* Not listed below		
9	* * * *		
10	(8) P if located within a Hotel or	Personal Service	
11			
12			
13	SEC. 753. SOMA NEIGHBOR	HOOD COMMERCIAL TRA	INST DISTRICT.
-	* * * *		
14	Table 753. SOMA NEIG	HBORHOOD COMMERCIA	L TRANSIT DISTRICT
15	z	ONING CONTROL TABLE	
16	* * * *		
17	Zoning Category	§ References	Controls
18	* * * *	* * * *	* * * *
19	NON-RESIDENTIAL STANDARDS	AND USES	
20	* * * *	* * * *	* * * *
21			Controls by Story
	* * * *	* * * *	1st 2nd 3rd+ * * * * * * * * * * * * * * * * * * *
22	Sales and Service Use Category		
23	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	P P NP
24	Massage Establishment	§ § 102, 303(n)	$\frac{CP}{NPC(6)} = NP(6)$
25	* * * *	* * * *	* * * * * * * * * * * * * *

* Not listed below				
* * * *				
(6) P if located within a F	<u>Iotel or Personal Service</u> .			
<u>(0) 1 ij iocalea wilnin a 11</u>	<u>ioiei of l'ersonal dervice.</u>			
SEC. 754. MISSION ST	TREET NEIGHBORHOOD	COMMERC	IAL TRANSI	T
DISTRICT.				
* * * *				
Table 754, MISSIC	ON STREET NEIGHBORH		IERCIAL TR	ANSIT
	DISTRICT			
	ZONING CONTROL	TABLE		
* * * *				
			_	
Zoning Catagory	& Poforoncos		Control	S
Zoning Category	§ References		Control	S
Zoning Category NON-RESIDENTIAL STANE * * * *		* * * *	Control	S
NON-RESIDENTIAL STAN	DARDS AND USES	* * * * Controls k		S
NON-RESIDENTIAL STAND	DARDS AND USES	Controls to 1st		s 3rd+
NON-RESIDENTIAL STAND * * * * * * * *	DARDS AND USES * * * * * * *	Controls t	by Story	
NON-RESIDENTIAL STAND * * * * Sales and Service Use Cat Retail Sales and Service	DARDS AND USES * * * * * * *	Controls to 1st	by Story	
NON-RESIDENTIAL STAND * * * * * * * * Sales and Service Use Cat	DARDS AND USES * * * * egory	Controls k 1st * * * *	by Story 2nd	3rd+
NON-RESIDENTIAL STAND * * * * Sales and Service Use Cat Retail Sales and Service Uses*	ARDS AND USES * * * * * * * * egory §§ 102, 202.2(a), 202.3	Controls k 1st * * * *	P Story 2nd	3rd+
NON-RESIDENTIAL STAND * * * * Sales and Service Use Cat Retail Sales and Service Uses*	ARDS AND USES * * * * * * * * egory §§ 102, 202.2(a), 202.3	Controls k 1st * * * *	P Story 2nd	3rd+ P * * * * NP <u>(9)</u>
NON-RESIDENTIAL STAND * * * * Sales and Service Use Cat Retail Sales and Service Uses* * * * * Massage Establishment	DARDS AND USES * * * * * * * * egory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n)	Controls k 1st * * * * P * * * * * <i>E</i> * *	Story 2nd P * * * * * C(9)	3rd+ P * * * * *
NON-RESIDENTIAL STAND * * * * Sales and Service Use Cat Retail Sales and Service Uses* * * * * Massage Establishment * * * *	DARDS AND USES * * * * * * * * egory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n)	Controls k 1st * * * * P * * * * * <i>E</i> * *	Story 2nd P * * * * * C(9)	3rd+ P * * * * *
NON-RESIDENTIAL STANK * * * * Sales and Service Use Cat Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below * * * *	>ARDS AND USES * * * * * * * * egory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * *	Controls k 1st * * * * P * * * * * <i>E</i> * *	Story 2nd P * * * * * C(9)	3rd+ P * * * * *
NON-RESIDENTIAL STANK * * * * Sales and Service Use Cat Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below * * * *	DARDS AND USES * * * * * * * * egory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n)	Controls k 1st * * * * P * * * * * <i>E</i> * *	Story 2nd P * * * * * C(9)	3rd+ P * * * * *
NON-RESIDENTIAL STANK * * * * Sales and Service Use Cat Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below * * * *	>ARDS AND USES * * * * * * * * egory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * *	Controls k 1st * * * * P * * * * * <i>E</i> * *	Story 2nd P * * * * * C(9)	3rd+ P * * * * *
NON-RESIDENTIAL STANK * * * * Sales and Service Use Cat Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below * * * * (9) P if located within a Herei	>ARDS AND USES * * * * * * * * egory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * *	Controls k 1st * * * * P * * * * * * • * * * * * * * * * * * * * * *	P * * * * * C(9) * * * * *	3rd+ P * * * * * NP <u>(9)</u> * * * * *

2

Table 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

* * * *				
Zoning Category	§ References		Controls	
* * * *	* * * *	* * * *	:	
NON-RESIDENTIAL STANDAR	DS AND USES			
* * * *	* * * *	* * * *	:	
		Controls	s by Story	
* * * *	* * * *	1st	2nd	3rd+
Sales and Service Use Catego				* * *
Retail Sales and Service Uses*		Р	P	NP
* * * *	* * * *	* * * *	* * * * *	* * *
Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	C <u>(5)<mark>(7)</mark></u>	<u> NPC<mark>(7)</mark></u>	NP <u>(7)</u>
* * * *	* * * *	* * * *	* * * * *	* * * *
Services, Health	§ 102	C(5)	Р	Р
* Not listed below		<u>* * * * *</u>	Conditiona	* * * *
* Not listed below	u nd<u>or</u> <i>Massage Establishment</i> Us whether it is Principal or Acces	I <u>se</u> require₅ a		
* Not listed below * * * * (5) A Health Service Use a uthorization on the ground story w * * * *	u nd<u>or</u> <i>Massage Establishment</i> Us whether it is Principal or Acces	I <u>se</u> require₅ a		
* Not listed below * * * * (5) A Health Service Use a uthorization on the ground story w * * * * <u>(7) P if located within a Hotel</u>	u nd<u>or</u> <i>Massage Establishment</i> Us whether it is Principal or Acces	<u>se</u> require₅ a sory.	Conditiona	al Use
* Not listed below * * * * (5) A Health Service Use a authorization on the ground story w * * * * <u>(7) P if located within a Hotel</u>	w <mark>nd<u>or</u> Massage Establishment Us whether it is Principal or Acces</mark>	<u>se</u> require₅ a sory.	Conditiona	al Use
* Not listed below * * * * (5) A Health Service Use a nuthorization on the ground story w * * * * <u>(7) P if located within a Hotel</u> SEC. 756. GLEN PARK NE * * * *	w <mark>nd<u>or</u> Massage Establishment Us whether it is Principal or Acces</mark>	<u>se</u> require s a sory.	Conditiona	l Use T.
* Not listed below * * * * (5) A Health Service Use a uthorization on the ground story w * * * * (7) P if located within a Hotel SEC. 756. GLEN PARK NE * * * *	und <u>or</u> <u>Massage Establishment</u> <u>Us</u> whether it is Principal or Access or Personal Service.	<u>Se</u> require s a sory. AL TRANSI RCIAL TRAN	Conditiona	l Use T.
* Not listed below * * * * (5) A Health Service Use a suthorization on the ground story w * * * * <u>(7) P if located within a Hotel</u> SEC. 756. GLEN PARK NE * * * *	und <u>or</u> Massage Establishment Us whether it is Principal or Acces or Personal Service.	<u>Se</u> require s a sory. AL TRANSI RCIAL TRAN	Conditiona	l Use T.

Zoning Category	§ References		Control	S
NON-RESIDENTIAL STAND		* * * *		
* * * *	* * * *			
		Controls I	<u> </u>	
* * * *	* * * *	1st * * * * *	2nd	3rd+
Sales and Service Use Cate	edory			
Retail Sales and Service				
Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	Р	Р	NP
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u><i>Є<u>Р</u></i></u>	<u> NPC(7)</u>	NP <u>(7)</u>
* * * *	* * * *	* * * *	* * * *	* * *
* Not listed below				
* * * *				
^ ^ ^ ^				
(7) P if located within a H	otel or Personal Service			
SEC. 757. FOLSOM ST	REET NEIGHBORHOOD	COMMERC	IAL TRANSI	Г
DISTRICT.				
* * * *				
Table 757 FOI SO	M STREET NEIGHBORH			ANSIT
	DISTRICT			
	ZONING CONTROL			
		IADEE		
* * * *				
Zaning Cotogon/	S Deference		Cor	ntrols
Zoning Category	§ Referenc		* * *	
NON-RESIDENTIAL STAND	OARDS AND USES			
* * * *	* * * *	*	* * *	
		С	ontrols by St	torv
		1:		
	* * * *		* * * * *	

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	Sales and Service Use Category				
1	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	Р	Р	NP
2	* * * *	* * * *	* * * *	* * * *	* * * *
3	Massage Establishment	§§ 102 <u>, <i>303(n)</i></u>	€ <u>P(7)(8)</u>	CNP(11<mark>)</mark> C(11)	NP <u>(11)</u>
4	* * * *	* * * *	* * * *	* * * *	* * * *
4	Services, Health	§ 102	P(7)(8)	NP	NP
5	* * * *	* * * *	* * * *	* * * *	* * * *
6	* Not listed below				
7	* * * *				
8	(7) Must be primarily open to t	the general public on a clier	nt- oriented	basis, NP i	f not.
9	(8) P on first or second floor, t	out not both.			
10	* * * *				
11	(11) P if located within a Hotel	<mark>r Personal Service</mark> .			
12					
13					
14	SEC. 758. REGIONAL COMM	ERCIAL DISTRICT.			
15	* * * *				
16	Table 758. F	REGIONAL COMMERCIAL	DISTRICT		
17	Z	ONING CONTROL TABLE			
18	* * * *				
19	Zoning Category	§ References		Controls	
20	* * * *	* * * *	* * * *		
21	NON-RESIDENTIAL STANDARDS	AND USES			
22	* * * *	* * * *	* * * *		
				by Story	
23	* * * *	* * * *	1st * * * *	2nd * * * * *	3rd+ * * * *
24	Sales and Service Use Category				
25	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	Р	Р	NP

	* * * *	* * * *	*	* * * * *	* * * * * *
1	Massage Establishment	§ <u>ર્</u> 102 <u>, <i>303(n)</i></u>	<u>EP</u>	$\frac{CNP}{C(7)}$	
2	* * * *	* * * *	*		* * * * * * *
3	Services, Health	§ 102	P(6	6)(7) NP	NP
4	* * * *	* * * *	*	* * * * *	* * * * * *
5	* Not listed below				
6	^ ^ ^ ^				
7	(6) P when primarily ope	en to the general public of	n a client-orie	ented basis.	
8	(7) P on first or second f	ioor, but not on both; P o	n all floors in	Historic Build	dings.
9	* * * *				
10	(10) P if located within a H	<u>otel <mark>or Personal Service</mark>.</u>			
11	SEC. 759. DIVISADERO	STREET NEIGHBORHC		RCIAL TRA	NSIT
12	DISTRICT.				
13	* * * *				
14	Table 759 DIVISADE	RO STREET NEIGHBOF		IMERCIAL T	RANSIT
15		DISTRICT			
16		ZONING CONTROL	TABLE		
17	* * * *				
18	Zoning Category	§ References		Controls	\$
19	NON-RESIDENTIAL STAND	ARDS AND USES	* * * *		
20			Controls b	by Story	
04			1st	2nd	3rd+
21	* * * *	* * * *	* * * *		
22	Sales and Service Use Cate	gory			
23	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	Р	Р	NP
24	* * * *	* * * *	* * * *	* * * *	* * * *
	Grocery, General	<u>§§ 102, <i>202.3</i></u>	P(5)	P(5)	NP
25					

	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u><i>Є<u>Р</u></i></u>	<u> </u>	NP <u>(9)</u>
* * * *	* * * *	* * * *	* * * *	* * *
* Not listed below				
* * * *				
(0) D : $(1 - 1) + (1 - 1) + (1 - 1)$				
(9) P if located within	a Hotel <mark>or Personal Service</mark> .			
SEC. 760. FILLMOR	E STREET NEIGHBORHOO	DD COMMER	CIAL TRANS	SIT
ISTRICT.				
* * * *				
Table 760. FILL	MORE STREET NEIGHBOR	RHOOD COM	MERCIAL TR	RANSIT
	DISTRICT			
		TABLE		
* * * *	DISTRICT ZONING CONTROL	. TABLE		
* * * *		. TABLE		
Zoning Category	ZONING CONTROL § References	. TABLE	Controls	S
	ZONING CONTROL § References	. TABLE	Controls	S
Zoning Category NON-RESIDENTIAL STA	ZONING CONTROL § References NDARDS AND USES	* * * *		S
Zoning Category NON-RESIDENTIAL STA	ZONING CONTROL § References NDARDS AND USES			s 3rd+
Zoning Category NON-RESIDENTIAL STA * * * * * * * *	ZONING CONTROL S References NDARDS AND USES * * * * * * * *	* * * * Controls b	by Story	
Zoning Category NON-RESIDENTIAL STA * * * * * * * * Sales and Service Use 0	ZONING CONTROL S References NDARDS AND USES * * * * * * * * Category	* * * * Controls k 1st * * * *	by Story	3rd+
Zoning Category NON-RESIDENTIAL STA * * * * * * * *	ZONING CONTROL S References NDARDS AND USES * * * * * * * * Category	* * * * Controls k 1st	by Story	
Zoning Category NON-RESIDENTIAL STA * * * * * * * * Sales and Service Use C Retail Sales and Service	ZONING CONTROL	* * * * Controls k 1st * * * *	by Story 2nd	3rd+

SEC. 761. HAYES-GOUGH N	IEIGHBORHOOD COMMER	CIAL TRA	NSIT DIST	RICT.
* * * *				
Table 761. HAYES-GOUGH	NEIGHBORHOOD COMME		ANSIT DIS	TRICT
	ZONING CONTROL TABLE			
* * * *				
Zoning Category	& References		Controls	
* * * *	* * * *	* * * *		
NON-RESIDENTIAL STANDARD	S AND USES			
* * * *	* * * *	* * * *	•	
		Controls	by Story	
		1st	2nd	3rd+
		* * * *	* * * *	* * * *
		Р	Р	NP
* * * *	* * * *	* * * *	* * * * *	* * * *
Massage Establishment	<u>§§ 102, <i>303(n)</i></u>	C <mark>(7)</mark>	<u>NPC(7)</u>	NP <u>(7)</u>
				с * * * *
* * * *	* * * *	* * * *	· * * * *	-
* Not listed below				
* * * *				
<u>(7) P if located within a Hotel or </u>	<u>r Personal Service</u>			
SEC. 762. VALENCIA STREE	ET NEIGHBORHOOD COMI		RANSIT	
DISTRICT.				
* * * *				
Table 762. VALENCIA S	TREET NEIGHBORHOOD C	OMMERC	IAL TRANS	SIT
	DISTRICT			
	ZONING CONTROL TABLE			
	Table 761. HAYES-GOUGH Table 761. HAYES-GOUGH * * * * * Coning Category * * * * * NON-RESIDENTIAL STANDARD * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health * * * * () P if located within a Hotel of SEC. 762. VALENCIA STREE DISTRICT. * * * * Table 762. VALENCIA S	***** Taba 761. HAYES-GOUGH NEIGHBORHOOD COMME CONING CONTROL TABLE ***** <td< td=""><td>Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRI CONING CONTROL TABLE ***** <u>Xoning Category</u> <u>Xoning Controls</u> <u>Xoning Category</u> <u>Xoning Categor</u></td><td>Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISLONING CONTROL TABLE ****** ***** ***** ***** ***** ***** ***** ***** ***** ***** ****** ***** ****** ****** </td></td<>	Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRI CONING CONTROL TABLE ***** <u>Xoning Category</u> <u>Xoning Controls</u> <u>Xoning Category</u> <u>Xoning Categor</u>	Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISLONING CONTROL TABLE ****** ***** ***** ***** ***** ***** ***** ***** ***** ***** ****** ***** ****** ******

* * * *				
Zoning Category	§ References		Contro	ls
NON-RESIDENTIAL ST	ANDARDS AND USES	* * * *		
* * * *	* * * *		by Story	
		1st	by Story 2nd	3rd+
* * * *	* * * *	* * * *	2110	
Sales and Service Use	Category			
Retail Sales and Servic Uses*	s e §§ 102, 202.2(a) <u>, <i>202</i></u>	<u>3</u> P	С	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	<u>— <i>C<u>P</u></i></u>	C <u>(8)</u>	NP <u>(8)</u>
* Not listed below				
* * * *				
(8) P if located within	<u>n a Hotel <mark>or Personal Servic</mark></u>	<u>e.</u>		
SEC. 763. 24TH ST	REET - MISSION NEIGHE	ORHOOD CO	MMERCIAL T	RANSIT
DISTRICT.				
* * * *				
Table 763. 24TH \$	STREET - MISSION NEIGI	IBORHOOD C		L TRANSIT
	DISTRICT			
	ZONING CONTR			
* * * *				
Zoning Catego	ory § Refer	ences	Co	ntrols
* * * *	* * * *	*	* * *	
NON-RESIDENTIAL ST	ANDARDS AND USES			
* * * *	* * * *	*	* * *	
			Controls by S	
			st 2nd	d 3rd+

* * * *	* * * *	* * * * * * * * * * *
Sales and Service Use Category Retail Sales and Service Uses*		P NP NP
	<u>§§ 102, 202.2(a), 202.3</u> * * * *	F INF INF * * * * * * * * * * * * * * * * * * * * * * * *
Massage Establishment	§§ 102, <i>303(n)</i>	CP $NPC(8)$ $NP(8)$
* * * *	* * * *	* * * * * * * * * * * *
Services, Health	§ 102	P C NP
* * * *	* * * *	* * * * * * * * * * *
* Not listed below		
* * * *		
(8) P if located within a Hotel	o <mark>r Personal Service</mark> .	
SEC. 764. UPPER MARKET	STREET NEIGHBORHOOD	COMMERCIAL TRANSIT
DISTRICT.		
* * * *		
Table 764, UPPER MARKE	T STREET NEIGHBORHOO	DD COMMERCIAL TRANSIT
	DISTRICT	
	ZONING CONTROL TABLE	E
* * * *		
Zaning Octorent	6 Deferences	Controls
Zoning Category	§ References	* * * *
NON-RESIDENTIAL STANDARD	DS AND USES	
* * * *	* * * *	* * * *
		Controls by Story
* * * *	* * * *	1st 2nd 3rd+ * * * * * * * * * * * * * * * * * * *
Sales and Service Use Category		
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	P P NP
* * * *	* * * *	* * * * * * * * * * *
Massage Establishment	§§ 102, <i>303(n)</i>	<u><i>CP</i></u> C(10) NP(10)

1	* * * *	* * * *	* * * *	* * * *	* * * *			
2	Services, Health * * * *	§ 102 * * * *	P(7) * * * *	P * * * *	C * * * *			
2	* Not listed below	1			J			
4								
5								
6	(7) Clinics licensed as community and free clinics as defined under California Health							
	and Safety Code Section 1204(a)(1) a		U U					
7	and Safety Code Section 1206(b) are		Other Heal	Ith Service	uses			
8	are subject to the provisions of Sectio	n 303 ./ of this Code.						
9	* * * *							
10	<u>(10) P if located within a Hotel o</u>	<u>r Personal Service</u> .						
11								
12	SEC. 811. CHINATOWN VISI	TOR RETAIL DISTRICT.						
13	The Chinatown Visitor Retail I	Neighborhood Commercial	District exte	ends along	Grant			
14	Avenue between California and Jacks	on Streets. This district con	tains a con	centration o	of			
15	shopping bazaars, art goods stores ar	nd restaurants which attract	visitors and	d shoppers	and			
16	contribute to the City's visual and eco	nomic diversity. Grant Aven	ue provides	s an importa	ant link			
17	between Downtown retail shopping ar	nd the Broadway, North Bea	ich and Fisl	herman's W	/harf			
18	areas.							
19	This district is intended to pre	eserve the street's present c	haracter an	nd scale an	d to			
20	accommodate uses primarily appealin	ig to visitors (e.g. tourist gift	s shops, jev	welry stores	s, art			
21	goods, large restaurants). In order to j	promote continuous retail fr	ontage, ent	ertainment,				
22	financial services, medicalhealth servic	e, automotive, and drive-up	uses are re	estricted. N	lost			
23	commercial uses, except financial ser	vices are permitted on the f	irst two stor	ies.				
24	Administrative services, (those not se	rving the public) are prohibit	ted in order	to prevent				
25	encroachment from downtown office u	uses. There are also special	controls or	n restauran	ts and			
		-						

1 tourist hotels. Building standards protect and complement the existing small-scale

2 development and the historic character of the area.

The height limit applicable to the district will accommodate two floors of housing or institutional use above two floors of retail use. Existing residential units are protected by prohibition of upper-story conversions and limitation on demolition. Accessory dwelling units are permitted within the district pursuant to Subsection 207(c)(4) of this Code.

- 7
- 8

Table 811

CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE

С	1	

* *

Zoning Category	§ References		Controls			
NON-RESIDENTIAL USES			Controls by Story			
ION-RESIDENTIAL USES		1st	2nd	3rd+		
* * *		* * * *	* * * *	* * * *		
Sales and Service Use Category						
Retail Sales and Service Uses*	<u>§§ 102, 202.2(a), 202.3</u>	Р	Р	NP		
* * * *	* * * *	* * * *	* * * *	* * *		
Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u> <i>C</i>NPC(3)</u>	C <mark>(3)</mark>	<u><i>CNP(3</i></u>)		
* * * *	* * * *	* * * *	* * * *	* * *		
Services, Health	§ 102	NP	Р	NP		
* Not listed below						
* * * * (3) P if located within a Hotel or F	Personal Service.					
	Personal Service.					
		D COMMER	CIAL			
<u>(3) P if located within a Hotel or F</u> SEC. 812. CHINATOWN RESI		D COMMER	CIAL			
(3) P if located within a Hotel or F		D COMMER	CIAL			

2

3

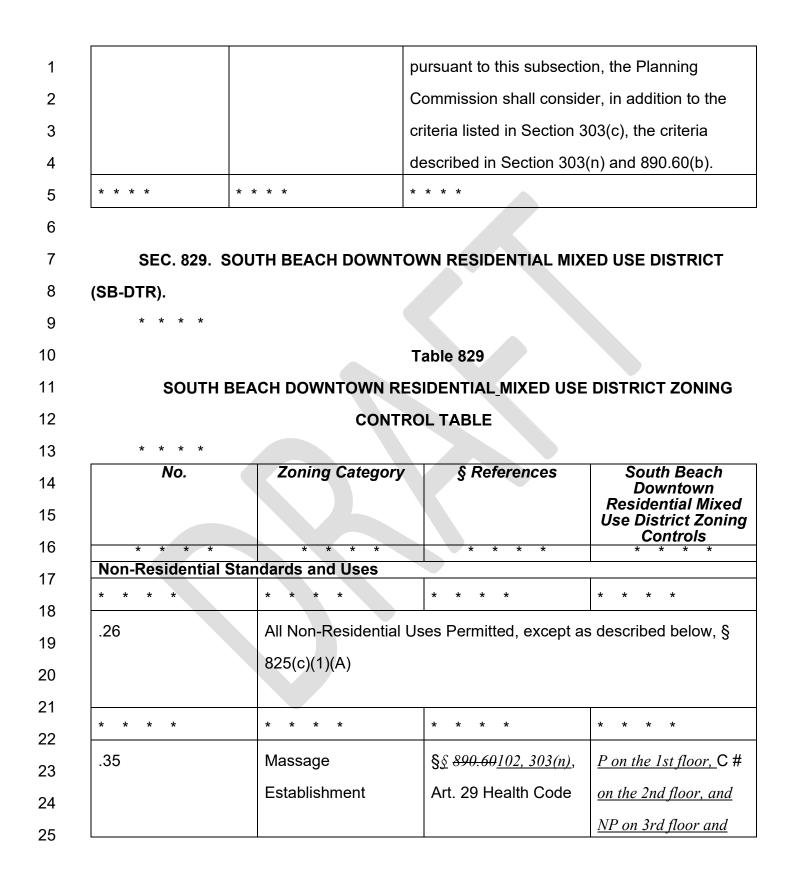
CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT

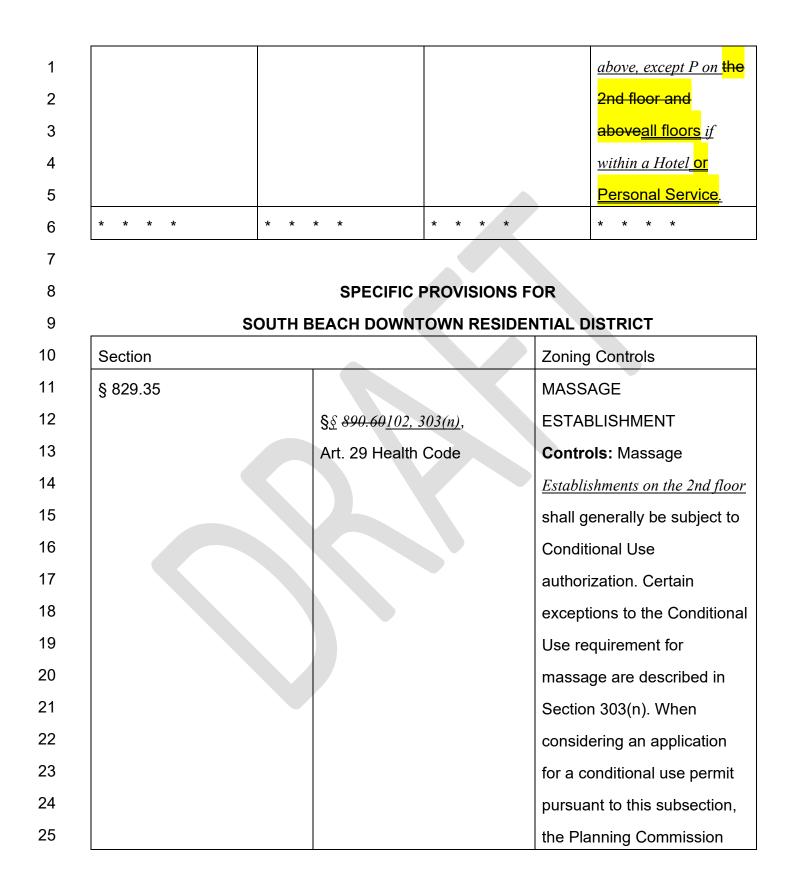
ZONING CONTROL TABLE

* * * *

4	Zoning Category		§ References	Controls			
5		i	-	Controls by Story			
6	NON-RESIDENTIAL USES			1st	2nd	3rd+	
7	* * * *			* * * *	* * * *	* * * *	
	Sales and Service Use Categor	у					
8	Retail Sales and Service Uses*		<u>102, 202.2(a), 202.3</u>	Р	NP	NP	
9	* * * *		* *	* * * *	* * * *	* * * *	
10	Massage Establishment	§ 1		<u><i>CP</i></u>	NP <u>(3)</u>	NP <u>(3)</u>	
	* * * *		* *	* * * *	* * * *	* * * *	
11							
12	* Not listed below						
13	* * * *						
14	(3) P if located within a Hotel	or Personal	Service.				
	<u>, -, - , </u>		<u> </u>				
15							
16	SEC. 827. RINCON HILL D	OWNTOWN	RESIDENTIAL MIXE	D USE DI	STRICT (RH-	
17	DTR).						
10	* * * *						
18							
19		Та	able 827				
20	RINCON HILL DOV	WNTOWN R	ESIDENTIAL MIXED	USE DIST	RICT		
21		ZONING C	ONTROL TABLE				
22	* * * *						
	No. Zoning (Category	§ References		con Hill		
23					wntown ential Mix	ed	
24				Use Dis	strict Zon		
25	* * * * * *	* *	* * * *	*	ontrols * * *		

Non-Resident	ial Standards and Uses		1
* * * *	* * * *	* * * *	* * * *
.26	All Non-Residential	Uses Permitted, except a	s described below.
	§ 825(c)(1)(A)		_
* * * *	* * * *	* * * *	* * * *
.35	Massage	<u>§§ 890.60102, 303(n)</u> ,	<u>P on the 1st floor, </u> C #
	Establishment	Art. 29 Health Code	on the 2nd floor, and
			NP on 3rd floor and
			<u>above, except P on the</u>
			2nd floor and above
			<u>all floors if within a</u>
			<u>Hotel or Personal</u>
			<u>Service</u> .
* * * *	* * * *	* * * *	* * * *
0 //	RINCON HILL DOWN		XED USE
Section		Zoning Controls	
§ 827.35	§ <u>§</u> 890.60<u>102, 303(n)</u>,	MASSAGE ESTABLISH	
	Art. 29 Health Code	Controls: Massage <u>Esta</u>	
		<u>floor</u> shall generally be s	2
		Use authorization. Certa	·
		Conditional Use requirer	6
	•	I described in Castion 202	(m) M/han aanaidaring
		described in Section 303 an application for a cond	





1					shall consider, in addition to			
2					the criteria listed in Section			
3					303(c), the criteria described			
4					in Section 303(n) and			
5					890.60(b).			
6	* * * *	k	* * *	*	* * * *			
7								
8	SEC. 840	. MUG – MIXED US	SE-GENER	AL DISTRICT.				
9	The I	Mixed Use-General	(MUG) Dist	rict is largely compri	sed of the low-scale,			
10	production,	distribution, and rep	air (PDR) ι	ises mixed with hou	sing and small-scale retail. The			
11	MUG is des	igned to maintain ar	nd facilitate	the growth and expa	ansion of small-scale light			
12	manufacturi	ng, wholesale distri	bution, arts	production and perf	ormance/exhibition activities,			
13	general con	nmercial and neighb	orhood-ser	ving retail and perso	nal service activities while			
14	protecting e	xisting housing and	encouragir	g the development	of housing at a scale and			
15	density com	patible with the exis	sting neighb	orhood.				
16	Hous	sing is encouraged o	over ground	floor commercial ar	d PDR uses. New residential			
17	or mixed us	e developments are	encourage	d to provide as muc	h mixed-income family housing			
18	as possible.	as possible. Existing group housing and dwelling units would be protected from demolition or						
19	conversion	conversion to nonresidential use by requiring conditional use review. Accessory Dwelling						
20	Units are pe	Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.						
21	Night	Nighttime entertainment, movie theaters, adult entertainment and heavy manufacturing						
22	uses are no	t permitted. Office is	s restricted	to the upper floors o	f multiple story buildings.			
23				Table 840				
24		MUG – MIXED U	SE-GENER	AL DISTRICT ZON	NG CONTROL TABLE			
25	No.	Zoning Cate	egory	§ References	Mixed Use-General District			

							ontrols
* * *	* * *	*	* * * *		* * *	*	
Office							
* * *	* * *	*	* * * *		* * *	*	
* 840.65A		Professional; ⁻ inancial; Services <u>a<i>lth</i></u>	§§ 890.108, 890.110, 89		Sec. 80 floor wh	3.9(f). nen pri eral p	rtical control . P on the gro imarily open ublic on a cli s.
* *	* *						
* * SEC.	* * 841. MUR	– MIXED USE-RE	SIDENTIAL D	ISTRICT.			
* * SEC.	* * 841. MUR			NISTRICT. e 841			
			* * * Tabl	e 841	G CONT	ROL	TABLE
		*	* * * Tabl	e 841	G CONT	ROL	TABLE
	MUR – MIX * *	*	* * * Tabl	e 841		Mixe siden	ed Use- tial District
* * Nc * * * *	MUR – MIX * * 5.	* CED USE-RESIDEN Zoning Categor	* * * Tabl ITIAL DISTRI 1y § Re * * *	e 841 CT ZONIN	Re	Mixe siden	ed Use-
* * No * * * * Assembly,	MUR – MIX * * o. Recreatio	xED USE-RESIDEN Zoning Categor * * * * n, Arts and Enterta	* * * Tabl	e 841 CT ZONIN eferences	Re.	Mixe siden Coi * *	ed Use- tial District ntrols *
* * Nc * * * *	MUR – MIX * * o. Recreatio	* CED USE-RESIDEN Zoning Categor	* * * Tabl ITIAL DISTRI 1y § Re * * *	e 841 CT ZONIN	<i>Re</i>	Mixe siden Coi	ed Use- tial District
* * No * * * * Assembly,	MUR – MIX * * o. Recreatio	xED USE-RESIDEN Zoning Categor * * * * n, Arts and Enterta	* * * Tabl	e 841 CT ZONIN eferences	*	Mixe siden Cor * *	ed Use- tial District ntrols *
* * No * * * * * Assembly, * * * * *	MUR – MIX * * o. Recreatio	x XED USE-RESIDEN Zoning Categor * * * * n, Arts and Enterta * * * *	* * * Tabl	e 841 CT ZONIN eferences * *	Re * 	Mixes siden Con * * * *	ed Use- tial District ntrols *
* * No * * * * * Assembly, * * * * *	MUR – MIX * * o. Recreatio	* Zoning Categor * * n, Arts and Enterta * * Massage	* * * Tabl	e 841 CT ZONIN eferences * *	Re * * . <	Mixe siden Col * * * * <u>*</u> * *	ed Use- tial District ntrols * * * *
* * No * * * * * Assembly, * * * * *	MUR – MIX * * o. Recreatio	* Zoning Categor * * n, Arts and Enterta * * Massage	* * * Tabl	e 841 CT ZONIN eferences * *	Re * *) <u>NPI</u> 2nd 3rd	Mixe siden Con * * * * <u>P on 1s</u> floor, floor a	ed Use- tial District ntrols * * * <u>*</u> * <u>*</u> * <u>*</u> * <u>*</u> * <u>*</u> * <u>*</u> * <u>*</u> *
* * No * * * * * Assembly, * * * * *	MUR – MIX * * o. Recreatio	* Zoning Categor * * n, Arts and Enterta * * Massage	* * * Tabl	e 841 CT ZONIN eferences * *	Re * * 2nd 3rd exce	Mixe siden Cor * * * * <u>floor,</u> floor a cpt P o	ed Use- tial District ntrols * * * st floor, C on and NP on

			<u>if within a</u> Personal	
* * * * * * *	* *	* * * *	* * *	*
			· ·	
SEC. 848. CMUO - C	ENTRAL SOMA	MIXED-USE	OFFICE DISTRICT.	
* * * *				
	Tab	le 848		
CMUO – CENTRAL SOMA	MIXED USE-OF	FICE DISTRI	CT ZONING CONTR	OL T
Central	SoMa Mixed Us	e-Office Dist	rict Controls	
Zoning Category	§ Refe	erences	Contro	ols
* * * *				
NON-RESIDENTIAL STAN	DARDS & USES			
* * * *	* * * *		* * * *	
Sales and Service Use Cat	egory			
Retail Sales and Service	§ 102		P(1)	
Uses*				
* * * *	* * * *		* * * *	
Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u>)</u>	<u>NPP on 1st floor, C</u>	C on .
			floor, and NP on 3	rd flo
			above, except P on	2nd
			and above <u>all floo</u>	<mark>rs</mark> if
			<u>Hotel or Personal</u>	Ser
* * * *	* * * *		* * * *	

1 (1) P up to 25,000 gross sq. ft. per lot; above 25,000 gross sq. ft. per lot permitted 2 only if the ratio of other permitted uses to retail is at least 3:1. * * * 3 4 SEC. 890.28. DESIGN PROFESSIONAL. 5 An office use which provides professional design services to the general public or to 6 7 other businesses and includes architectural, landscape architectural, engineering, interior 8 design and industrial design services. It does not include (1) the design services of graphic 9 artists or other visual artists which are included in the definition of arts activities described in 10 Section 102.2 of this Code; (2) the services of advertising agencies or other services which are included in the definition of professional service activities described in Section 890.108 of 11 12 this Code or administrative services, financial services or *medicalhealth* service activities as identified in Sections 890.106, 890.110 or 890.114 of this Code. 13 14 SEC. 890.114. SERVICE, MEDICALHEALTH. 15 * + 16 17 Section 4. Effective Date. This ordinance shall become effective 30 days after 18 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the 19 20 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board 21 of Supervisors overrides the Mayor's veto of the ordinance. 22 23 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors 24 intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal 25

1	Code	that are explicitly shown in this ordinance as additions, deletions, Board amendment						
2	additions, and Board amendment deletions in accordance with the "Note" that appears under							
3	the official title of the ordinance.							
4								
5	APPF	ROVED AS TO FORM:						
6	DENI	NIS J. HERRERA, City Attorney						
7	By:	<u>/s/ Victoria Wong</u> VICTORIA WONG						
8		VICTORIA WONG Deputy City Attorney						
9	n:\legan	na\as2021\2000612\01533317.docx						
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March 31, 2021

San Francisco Planning Commissioners San Francisco City Officials 1650 Mission Street, Suite 400 San Francisco, CA 94103-2414

Re: Request for Tourist Hotel Exemption to 2nd Floor Massage Legislation

Dear Commissioners and City Officials,

On behalf of the Hotel Council of San Francisco and our Board of Directors, I am writing to ask for your support to include an exemption for tourist hotels in the current legislation being discussed to restrict massage establishments above the second floor of buildings. While we understand the intent behind the legislation, the restriction of establishments above the 2nd floor will have significant unintended consequences for our hotels who operate spas on higher floors.

We would like to thank Supervisor Ronen, Legislative Aide Paul Monge, Office of Small Business Director Regina Dick-Endrizzi, and San Francisco Planning Department Senior Planner Veronica Flores for meeting with us to discuss the legislation details and solicit feedback.

The Hotel Council has had a long-term relationship with the Department on the Status of Women including work on the topic of how to spot Human Trafficking. The Council was recognized by the Friends of the Commission on the Status of Women with a CEDAW Award for our work to end Human Trafficking. Our hotel members have implemented mandatory training programs and we have close long-term working relationships with the San Francisco Police Department on the prevention of Human Trafficking.

Most of our hotel companies have signed ECPAT-USA's "The Code". ECPAT-USA is the first U.S.-based nonprofit to work on the issue of commercial sexual exploitation of children. The Tourism Child-Protection Code of Conduct is the only voluntary set of business principles travel and tour companies can implement to prevent child sex tourism and trafficking of children. The Code is a joint venture between the tourism private sector and ECPAT. <u>https://www.ecpatusa.org/code-members</u>. Our hotels also have partnerships with the <u>Polaris Project</u> and <u>Vital Voices</u>.

Our industry also has significant resources available for hotels including <u>No Room for Human Trafficking</u> and <u>Human Trafficking Tool-Kits</u>.

Again, the Hotel Council requests an exemption for tourist hotels from the 2nd floor restriction currently being proposed. I am available at (415) 309-0666 if you have any questions.

Sincerely,

Jun Moull

Kevin Carroll President & CEO

Cc: Supervisor Ronen, Paul Monge, Regina Dick-Endrizzi, Veronica Flores, Kelly Powers

Flores, Veronica (CPC)

To:Fleisher, Arielle (DPH)Subject:RE: Follow up to my conversation with Jennifer

From: Fleisher, Arielle (DPH) <arielle.fleisher@sfdph.org>

Sent: Thursday, April 1, 2021 2:13 PM

To: Monge, Paul (BOS) <paul.monge@sfgov.org>; Callewaert, Jennifer (DPH) <jennifer.callewaert@sfdph.org>; Dick-Endrizzi, Regina (ECN) <regina.dick-endrizzi@sfgov.org>; Flores, Veronica (CPC) <Veronica.Flores@sfgov.org> Cc: Fosdahl, Patrick (DPH) <Patrick.Fosdahl@sfdph.org>; WONG, VICTORIA (CAT) <Victoria.Wong@sfcityatty.org> Subject: Re: Follow up to my conversation with Jennifer

Thanks for reaching back out Paul. Please see below for a statement from DPH. Please let me know if you have any additional questions.

DPH was consulted about this issue. Having massage business above the 2nd floor in hotels is a tourist hotel industry standard and therefore, DPH does not oppose this amendment.

Thank you,

Arielle

From: San Francisco Massage Community Council

To: The Planning Commission

May 19, 2021

To Whom it May Concern,

I am writing to you on behalf of the San Francisco Massage Community Council in support of Supervisor Ronen's proposed changes to the San Francisco Massage ordinance. We look forward to working with Supervisor Ronen and the Board of Supervisors in assuring that these new changes properly support massage businesses and practitioners in San Francisco.

As the background section of the ordinance overview makes clear, current massage business owners must "complete onerous permit applications and engage in cost-prohibitive conditional use and neighborhood notification processes", and that these costly requirements "lead many to choose work outside of the City, to leave the industry, or most troublingly, to work outside of current regulatory controls".

While this is clearly harmful to massage professionals, it is also harmful to the economic vitality of the city. And, we strongly agree that there is a clear opportunity to enable massage businesses to open and operate in San Francisco while simultaneously "ensuring the continued abatement of illicit sex work and human trafficking".

We look forward to working with Supervisor Ronen and the Board of Supervisors in improving San Francisco's massage ordinance and revitalizing San Francisco's post-pandemic economy.

Sincerely,

Candace Combs President, San Francisco Massage Community Council