# **COMMITTEE/BOARD OF SUPERVISORS**

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date February 14, 2022

	d of Su Board	Date March 1, 2022
		-
		Motion
		Resolution
	X	Ordinance
$\square$	X	Legislative Digest
		Budget and Legislative Analyst Report
		Youth Commission Report
$\square$	X	Introduction Form
		Department/Agency Cover Letter and/or Report
		MOU
		Grant Information Form
		Grant Budget
		Subcontract Budget
		Contract/Agreement
		Form 126 – Ethics Commission
		Award Letter
		Application
$\bowtie$	X	Public Correspondence
	FR	(Use back side if additional space is needed)
ΟΤΗ		
	X	Referral CEQA 042121
	X X	Referral CEQA 042121 Referral PC 042121
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$\mathbb{X}$	X X X	Referral CEQA 042121Referral PC 042121Referral FYI 042121Referral SBC 042621
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FILE NO. 211263

#### AMENDED IN COMMITTEE 2/7/2022 ORDINANCE NO.

- 1 [Planning Code Massage Establishment Zoning Controls]
- 2

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Ordinance amending the Planning Code to revise Massage Establishment zoning 3 4 controls, including, among other things, to 1) add Sole Practitioner Massage Establishments to the definition of Health Services in Articles 71 and 8 and remove it 5 from the definition of Massage Establishments; 2) regulate Massage Establishments 6 generally consistent with Health Services, except that where zoning for Health Services 7 is more permissive, Massage Establishments shall require conditional use 8 9 authorization on the second floor and are not permitted on the third floor and above unless located within a Hotel with some exceptions; 3) eliminate the three-month period 10 to establish abandonment of certain nonconforming Massage Establishment uses; 4) 11 prohibit Personal Services uses for three years at any location where a Massage 12 Establishment use was closed due to a violation of the Planning Code or Health Code; 13 14 5) eliminate the exception from the conditional use authorization requirement for massage uses accessory to a dwelling unit; 6) rename Medical Services to Health 15 Services in Article 8 and make other conforming amendments; and 67) delete related 16 provisions that have expired through the passage of time; affirming the Planning 17 Department's determination under the California Environmental Quality Act; and 18 19 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 20 21 findings pursuant to Planning Code, Section 302. 22 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font. Additions to Codes are in single-underline italics Times New Roman font. 23 Deletions to Codes are in strikethrough italics Times New Roman font. Board amendment additions are in double-underlined Arial font. 24

**Board amendment deletions** are in strikethrough Arial font. **Asterisks (**\* \* \* \*) indicate the omission of unchanged Code subsections or parts of tables.

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Be it ordained by the People of the City and County of San Francisco:

3 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. 211263 and is incorporated herein by reference. The Board affirms
this determination.

(b) On February 3, 2022, the Planning Commission, in Resolution No. 21066, 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 Board
adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
Board of Supervisors in File No. 211263, and is incorporated herein by reference.

(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
 Planning Commission Resolution No. 21066, recommending approval of the proposed
 designation, which is incorporated herein by reference.

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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

24	Massage Establishment. A Retail Sales and Service Use defined by Section 29.5 of
23	* * * *
22	Districts is subject to the operating restrictions outlined in Section 202.2(i).
21	Financial Service, or Medical Health Service. Design Professional in Neighborhood Commercial
20	which are included in the definition of Professional Service or Non-Retail Professional Service,
19	in the definition of Arts Activities; or (2) the services of advertising agencies or other services
18	not include (1) the design services of graphic artists or other visual artists which are included
17	landscape architectural, engineering, interior design, and industrial design services. It does
16	design services to the general public or to other businesses and includes architectural,
15	Design Professional. A Non-Retail Sales and Service Use that provides professional
14	* * * *
13	SEC. 102. DEFINITIONS.
12	
11	read as follows:
10	7; and Sections 811, 812, 827, 829, 840, 841, 848, 890.28, 890.60 and 890.114 in Article 8, to
9	in Article 2; Sections 303, 311, and 342.1 in Article 3; Sections 710-745 and 750-764 in Article
8	Section 145.4 in Article 1.2; Section183 in Article 1.7; Sections 202.2, 210.1, 210.2 and 210.3
7	Section 3. The Planning Code is hereby amended by revising Section 102 in Article 1;
6	
5	fee.
4	processing of eligible Conditional Use Authorization applications and a reduced application
3	Program, pursuant to Planning Code Section 303.2. This Program provides for priority
2	Authorization may be eligible to participate in the Community Business Priority Processing
1	residing or working in the vicinity. A Massage Establishment seeking a Conditional Use

the Health Code. For purposes of the Planning Code only, "Massage Establishment" shall 25

include *both* a "Massage Establishment" *and <u>but shall not include</u>* 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.

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8	Service, Health. A Retail Sales and Service Use that provides medical and allied				
9	health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists,				
10	psychiatrists, acupuncturists, ch	niropractors, <u>Sole Practitioner ma</u>	ussage therapists as defined in		
11	Section 29.5 of the Health Code, 0	r any other health-care professi	onals when licensed by a		
12	State-sanctioned Board overse	eing the provision of medically o	priented services. It includes,		
13	without limitation, a clinic, prima	rily providing outpatient care in	medical, psychiatric, or other		
14	health services, and not part of	a Hospital or medical center, as	s defined by this Section of the		
15	Code, and Sole Practitioner Mass	age Establishments as defined in S	ection 29.5 of the Health Code,		
16	but does not include other Massag	e Establishments, which are define	ed elsewhere in this Code.		
17	* * * *				
18					
19	SEC. 145.4. REQUIRED	O GROUND FLOOR COMMER	CIAL USES		
20	* * * *				
21	Table 145.4				
22			1		
23	Reference for Commercial,	Reference for Mixed Use	Use		
24	Neighborhood	Districts			
25	Commercial, and				

1	Residential- Commercial			
2	Districts			
3	* * * *	* * * *	* * * *	
4	N/A	890.114	Service, MedicalHealth	
5	* * * *	* * * *	* * * *	
6	* * * *	·		
7				
8	SEC. 183. NONCONF	ORMING USES: DISC	CONTINUANCE AND ABANDONMENT.	
9	(a) <b>Discontinuance</b>	and Abandonment o	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	ars, or whenever there	is 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, c	discontinuance of a nonconforming use for	
16	a period of six months shall co	onstitute abandonment	t. <del>Where a Massage Establishment is</del>	
17	nonconforming for the reason the	ut it is within 1,000 feet o	of another such establishment or because it is	
18	no longer permitted within the di	strict, discontinuance for	<del>r a continuous period of three months or</del>	
19	change to a conforming use shall	constitute abandonment	<del>t.</del>	
20	* * * *			
21				
22	SEC. 202.2. LOCATIO	N AND OPERATING	CONDITIONS.	
23	(a) Retail Sales and S	Service Uses. The Re	tail Sales and Service Uses listed below	
24	shall be subject to the corresp	onding conditions:		
25	* * * *			

1	(4) Massage Establishments. Any Massage 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 a	nd will be subject to e	nforcement as provided in Section		
4	176 of the Planning Code. For three	years following closure	e of a Massage Establishment for		
5	violations of this Code or the Health (	Code no new Massage	e Establishment <u>or Personal Service</u>		
6	shall be approved at the site where the	ne former Massage Es	stablishment was closed.		
7	* * * *				
8					
9	SEC. 210.1. C-2 DISTRICTS:	COMMUNITY BUSIN	ESS.		
10	* * * *				
11		Table 210.1			
12	ZONING CO	ONTROL TABLE FOR	C-2 DISTRICTS		
13					
10					
11	Zaping Cotogony	& Poforonooo	C-2		
14	Zoning Category	§ References	C-2		
15			C-2		
15 16	* * * *		C-2		
15	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category	S AND USES * * * *	* * * *		
15 16	* * * * NON-RESIDENTIAL STANDARD * * * *	S AND USES			
15 16 17 18	* * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Category Retail Sales and Service Uses* * * * *	S AND USES * * * * §§ 102, 202(a) * * * *	* * * * P * * * *		
15 16 17 18 19	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category	S AND USES * * * * §§ 102, 202(a)	* * * * P		
15 16 17 18 19 20	* * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Category Retail Sales and Service Uses* * * * *	S AND USES * * * * §§ 102, 202(a) * * * *	* * * * P * * * *		
15 16 17 18 19	* * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * *	S AND USES * * * * §§ 102, 202(a) * * * * §§ 102, 204 * * * *	* * * * P * * * * <u>CP(7)</u> * * * *		
15 16 17 18 19 20	* * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * (7) C on the 2nd floor and NP on the 3	S AND USES * * * * §§ 102, 202(a) * * * * §§ 102 <u>, 204</u> * * * *	* * * * P * * * * <u>CP(7)</u> * * * * <u>P</u> <u>P</u> <u>P</u> <u>P</u> <u>P</u> <u>P</u> <u>P</u> <u>P</u>		
15 16 17 18 19 20 21	<pre>* * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * (7) C on the 2nd floor and NP on the 3 located on the 2nd floor or above withing</pre>	S AND USES * * * * §§ 102, 202(a) * * * * §§ 102 <u>, 204</u> * * * *	* * * * P * * * * <u>CP(7)</u> * * * * <u>P</u> <u>P</u> <u>P</u> <u>P</u> <u>P</u> <u>P</u> <u>P</u> <u>P</u>		
15 16 17 18 19 20 21 22	* * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * (7) C on the 2nd floor and NP on the 3	S AND USES * * * * §§ 102, 202(a) * * * * §§ 102 <u>, 204</u> * * * *	* * * * P * * * * <u>CP(7)</u> * * * * <u>P</u> <u>P</u> <u>P</u> <u>P</u> <u>P</u> <u>P</u> <u>P</u> <u>P</u>		

1	SEC. 210.2. C-3 DISTRICTS: DOWNTOWN COMMERCIAL.						
2	* * * *						
3	Table 210.2						
4		ZONING CON			C-3 DIST	RICTS	
5							
6	Zoning Category	§ References	C-3-O	C-3- O(SD)	C-3-R	C-3-G	C-3-S
7	* * * *						
8	NON-RESIDENT AND USES	IAL STANDARDS					
9	* * * *	* * * *	* * *	* * *	* * *	* * * *	* * * *
10	Sales and Servio	ce Category		-	1		
11 12	Retail Sales and Service Uses*	§§ 102, 202.2(a)	Р	Р	Р	Р	Р
13	* * * *	* * * *	* * *	* * *	* * *	* * * *	* * * *
14 15	Massage Establishment	§ <u>§</u> 102 <u>, 204</u>	<u><i>CP(9)</i></u>	€ <u>P(9)</u>	€ <u>P(9)</u>	<u> <i>C</i>P(9)</u>	€ <u>P(9)</u>
16	* * * *	* * * *	* * *	* * *	* * *	* * * *	* * * *
17 18		rand NP on the 3rd					
19	-	<u>oor or above withinace</u>	<u>cessory to</u>	<u>a Hotel</u> , <del>C</del>	<u> Personal</u>	Service or H	<u>ealth</u>
	<u>Service</u> is P.						
20	* * * *						
21							
22							
23							
24							
25							

SEC. 210.3. PDR DISTRICTS.								
* * * *								
	Table 210.3							
ZONING CONTROL TABLE FOR PDR DISTRICTS								
Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2			
* * * * NON-RESIDEN <sup>-</sup> AND USES	TIAL STANDARDS							
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *			
Sales and Serv	ice Category							
Retail Sales and Service Uses*	§§ 102, 202.2(a)	P(1)	P(10)	P(9)	P(1)			
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *			
Massage Establishment	§ <u>§</u> 102 <u>, 204</u>	<u>NPP(23)</u>	<u>NPP(23)</u>	<u>NPP(23)</u>	<u>NPP(23)</u>			
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *			
Services, Health	§ 102	P (3)	P (8)	P (8)	P (5)			
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *			
(23) C on the	2nd floor and NP on t	the 3rd floor a	and above, exc	ept that a Mass	age			
Establishment locate	ed on the 2nd floor o	r above with	inaccessory	to a Hotel,-or P	ersonal Service			
or Health Service i		_						
_ <u></u> _	<u> </u>							
SEC 240 24	6. LIFE SCIENCE A				יד			
* * * *	<del>U. LII L OGILINGE A</del>				<b>71</b> .			
<u> </u>								

1	(c) Controls. All provisions of the Planning Code currently applicable shall continue to
2	apply, except as otherwise provided in this Section 249.36:
3	(1) MedicalHealth Services. MedicalHealth services, including medical offices
4	and clinics, as defined in Section 890.114, are a Principally Permitted Use and are exempted
5	from use size limitations, PDR replacement requirements (Sec. 202.7), and vertical (floor-by-
6	floor) zoning controls (Sec. 803.9(f)). For the purposes of this Section, a medicalhealth service
7	use may be affiliated with a hospital or medical center as defined in 890.44.
8	<u>* * * *</u>
9	
10	SEC. 303. CONDITIONAL USES.
11	* * * *
12	(n) Massage Establishments. With respect to Massage Establishments that are
13	subject to Conditional Use authorization, in addition to the criteria set forth in subsection (c)
14	above, the Commission shall make the following findings:
15	(1) Whether the applicant has obtained, and maintains in good standing, a permit for a
16	Massage Establishment from the Department of Public Health pursuant to Section 29.10 of the Health
17	<del>Code;</del>
18	(21) Whether the use's façade is transparent and open to the public.
19	Permanent transparency and openness are preferable. Elements that lend openness and
20	transparency to a façade include:
21	(A) active street frontage of at least 25 feet in length where 75% of that
22	length is devoted to entrances to commercially used space or windows at the pedestrian eye-
23	level;
24	(B) windows that use clear, untinted glass, except for decorative or
25	architectural accent;

1 (C) any decorative railings or decorative grille work, other than wire 2 mesh, which is placed in front of or behind such windows, should be at least 75% open to 3 perpendicular view and no more than six feet in height above grade;

- 4 (32) Whether the use includes pedestrian-oriented lighting. Well lit
  5 establishments where lighting is installed and maintained along all public rights-of-way
  6 adjacent to the building with the massage use during the post-sunset hours of the massage
  7 use are encouraged:
- 8 (4<u>3</u>) Whether the use is reasonably oriented to facilitate public access. Barriers 9 that make entrance to the use more difficult than to an average service-provider in the area 10 are to be strongly discouraged. These include (but are not limited to) foyers equipped with 11 double doors that can be opened only from the inside and security cameras.
- Exceptions. A Massage Establishment shall not require a Conditional Use
   authorization if the Massage Establishment satisfies one or more of the following conditions:
- 14 (1) The massage use is accessory to a Principal Use, if the massage use is accessed15 by the Principal Use and
- 16 (A) the Principal Use is a Dwelling Unit and the massage use conforms to the
- 17 requirements of Section 204.1, for Accessory Uses for Dwelling Units in All Districts; or

(B) the Principal Use is a *Tourist* Hotel, not including a Residential Hotel; a
 Personal Service; a Health Service; *that contains 100 or more rooms* or an Institutional Use as
 defined in this Code.

- (2) The only massage service provided is *eC*hair/*Foot mM*assage, such service is
   visible to the public, and customers are fully clothed at all times.
- 23 (3) It is a Sole Practitioner Massage Establishment, as defined in Section 29.5 of the
   24 Health Code.
- 25 \* \* \* \*

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#### SEC. 311. PERMIT REVIEW PROCEDURES.

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\* \* \*

(b) **Applicability.** Except as indicated herein, all building permit applications in 4 5 Residential, NC, NCT, and Eastern Neighborhoods Mixed Use Districts for a change of use; 6 establishment of a Micro Wireless Telecommunications Services Facility; establishment of a 7 Formula Retail Use: demolition, new construction, or alteration of buildings, and the removal 8 of an authorized or unauthorized residential unit shall be subject to the notification and review 9 procedures required by this Section 311. In addition, all building permit applications that would establish Cannabis Retail or Medical Cannabis Dispensary uses, regardless of zoning district, 10 shall be subject to the review procedures required by this Section 311. Notwithstanding the 11 12 foregoing or any other requirement of this Section 311, a change of use to a Child Care 13 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, 14 15 building permit applications to construct an Accessory Dwelling Unit pursuant to Section 16 207(c)(6) shall not be subject to the notification or review requirements of this Section 311. 17 Notwithstanding the foregoing or any other requirement of this Section 311, a change of use 18 to a principally permitted use in an NC or NCT District, or in a limited commercial use or a 19 limited corner commercial use, as defined in Sections 186 and 231, respectively, shall not be 20 subject to the review or notice requirements of this Section 311.

- (1) Change of Use. For <u>the</u> purposes of this Section 311, a change of use is
   defined as follows:
- (A) Residential, NC, and NCT Districts. For all Residential, NC, and
   NCT Districts, a change of use is defined as a change to, or the addition of, any of the
   following land uses as defined in Section 102 of this Code: Adult Business, Bar, Cannabis

1	Retail, General Entertainment, Group Housing, Limited Restaurant, Liquor Store, Massage					
2	Establishment, Medical Cannabis Dispensary, Nighttime Entertainment, Outdoor Activity Area,					
3	Post-Secondary Educational Institution	on, Private Community	Facility, Public Community			
4	Facility, Religious Institution, Residen	itial Care Facility, Rest	aurant, School, Tobacco			
5	Paraphernalia Establishment, Trade S	School, and Wireless T	elecommunications Facility. A			
6	change of use from a Restaurant to a	Limited-Restaurant sh	all not be subject to the provisions			
7	of this Section 311. Any accessory man	ssage use in the Ocean A	venue Neighborhood Commercial			
8	Transit District shall be subject to the pro	ovisions of this Section 3	H. Any accessory massage use			
9	in the Ocean Avenue Neighborhood	Commercial Transit Dis	strict shall be subject to the			
10	provisions of this Section 311. A cha	nge of use to a principa	ally permitted use in an NC or			
11	NCT District, or in a limited commerci	al use or a limited corr	ner commercial use, as defined in			
12	Sections 186 and 231, respectively, s	shall not be subject to t	he provisions of this Section 311.			
13	* * * *					
14						
15	SEC. 342.1. DEFINITIONS.					
16	As used in these Sections 342 to 342.10, "Medical Use" shall mean a use as defined					
17	in Section 890.114 or 890.44 of this Code or a Hospital or Health Service use as defined in					
18	Section 102 of this Code, excluding any housing operated by a medical provider- <i>or any</i>					
19	massage use.					
20						
21	SEC. 710. NC-1 – NEIGHBOI	RHOOD COMMERCIA	L CLUSTER DISTRICT.			
22	* * * *					
23	Table 710. NEIGHBORI	HOOD COMMERCIAL	CLUSTER DISTRICT NC-1			
24	Z	ONING CONTROL TA	ABLE			
25	Zoning Category	§ References	Controls			

1	* * * *		C	ontrole by S	
2	NON-RESIDENTIAL USES		1st	ontrols by S <sup>-</sup> 2nd	3rd+
	* * * *	* * * *	* * * *	* * * *	* * * *
3	Sales and Service Use Category				
4	Retail Sales and Service Uses*	<u>§§</u> 102 <u>, 202.2(a),</u> <u>202.3</u>	P(2)(3)	NP	NP
5	* * * *	* * * *	* * * *	* * * *	* * * *
6	Massage Establishment * * * *	<u>§§</u> 102 <u>, 204, 703</u> * * * *	<u>NPP</u> * * * *	NP <u>(12)</u> * * * *	NP <u>(12)</u> * * * *
7	Services, Health	§ 102	P	NP	NP * * * *
8	* * * *	* * * *	* * * *	* * * *	* * * *
	* Not listed below				
9	* * * *				
10	(12) P if located within accesso	ory to a Hotel, or Perso	nal Service or	Health Serv	ice.
11					
12	SEC. 711. NC-2 – SMALL-SO	CALE NEIGHBORHO			ICT.
13	* * * *				
14	Table 711. SMALL-SCALE N				_0
15					-2
16		ONING CONTROL T	ADLE		
	Zoning Category	§ References		Controls	
17	* * * *		C	ontrols by St	
18	NON-RESIDENTIAL USES		U		orv
	NON-RESIDEN HAL USES		1st	2nd	ory 3rd+
19	* * * *	* * * *		2nd * * * *	
19	<pre>NON-RESIDEN HAL USES * * * * Sales and Service Use Category</pre>	* * * * Se 400, 202, 2( )		2nd * * * *	
19 20	* * * *	* * * * * § <u>§</u> 102 <u>, 202.2(a),</u> 202.3		2nd * * * * P	
19 20 21	* * * * Sales and Service Use Category	<u>202.3</u> * * * *	1st * * * *	* * * *	3rd+ * * * *
19 20	<pre>* * * * Sales and Service Use Category Retail Sales and Service Uses*</pre>	<u>202.3</u> * * * * * §§ 102, <u>204, 303(n)</u> ,	1st * * * * P	* * * * P	3rd+ * * * * NP
19 20 21	<pre>* * * * Sales and Service Use Category Retail Sales and Service Uses* * * * *</pre>	<u>202.3</u> * * * *	1st * * * * P * * * *	* * * * P * * * *	3rd+ * * * * NP * * * *

\* \* \* \*

1	(13) P if located within accessory to a Hotel, or Personal Service or Health Service,				
2	except C if accessory to a Hotel, Personal Service or Health Service within the boundaries				
3	described in note 9 to this Table.				
4					
5	SEC. 712. NC-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL				
6	DISTRICT.				
7	* * * *				
8	Table 712. MODERATE-SCA	LE NEIGHBORHOOD			T NC-3
9			ABLE		
10					
11	Zoning Category	§ References		Controls	
12	* * * *				
13	NON-RESIDENTIAL USES		C 1st	ontrols by St 2nd	ory 3rd+
14	* * * *	* * * *	* * * *	* * * *	* * * *
15	Sales and Service Use Category Retail Sales and Service Uses*	§§ 102, <u>202.2(a),</u>	Р	Р	Р
16		202.3			
17	Massage Establishment	§ <u>§</u> 102, <u>204.</u> 303( <i>⊕<u>n), 703</u></i>	<u><i>Є<u>Р</u></i></u>	C <u>(12)</u>	NP <u>(12)</u>
18	* * * *	* * * *	* * * *	* * * *	* * * *
19	* Not listed below				
20	* * * *				
21	(12) P if located within accesso	<u>ry to a Hotel, or Persor</u>	<u>nal Service or</u>	Health Servi	<u>ce.</u>
22					
	SEC. 713. NC-S – NEIGHBO	RHOOD COMMERCI	AL SHOPPIN	G CENTER	
23	DISTRICT.				
24	* * * *				
25	Table 713. NEIGHBORHOOD	COMMERCIAL SHO	PPING CENT		T NC-S

2		
* * *		
Zoning Category	§ References	Controls
* * * *	* * * *	* * * *
NON-RESIDENTIAL USES		Controls by Story 1 <sup>st</sup> 2nd       3rd+
* * * *	* * * *	* * * * * * * * * * *
Sales and Service Use Category	1	
Retail Sales and Service Uses*	<u>§§ 102, 202.2(a), 202.3</u>	P P NP
* * * * *	* * * *	
Massage Establishment * * * *	<u>§§</u> 102, <u>204, </u> 303( <u>0</u> <u>n</u> ), 703	C(9)         NP(9)           * * * * * * * * * * * * * * * * * * *
Services, Health	§ 102	P P NP(1)
: * * *	* * * *	* * * * * * * * * * * *
* * * * (9) <i>P if</i> located within <u>accesso</u> SEC. 714. BROADWAY NEI		
* * * * Table 714. BROADW	AY NEIGHBORHOOD COM	MERCIAL DISTRICT
	ZONING CONTROL TABLE	
* * * *		
Zoning Category NON-RESIDENTIAL STANDARD	§ References S AND USES	Controls
* * * *	* * * *	* * * *
* * * *		Controls by Story 1 <sup>st</sup> 2nd       3rd+
* * * *	* * * *	* * * * * * * * * * * *
Sales and Service Use Category Retail Sales and Service Uses*	§ <u>§</u> 102, 202.2(a) <u>, 202.3</u>	P P NP
* * * *	* * * *	* * * * * * * * * * *

**ZONING CONTROL TABLE** 

* Not listed below * * * * * (9) P if located withinaccessory to a Hotelor Personal Service or Health Service. SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT. ZONING CONTROL TABLE * * * * <u>Zoning Category</u> <u>§ References</u> <u>Controls</u> * * * * <u>NON-RESIDENTIAL STANDARDS AND USES</u> * * * * <u>NON-RESIDENTIAL STANDARDS AND USES</u> * * * * <u>Sales and Service Use Category</u> <u>Retail Sales and Service Uses</u> * <u>* * * *</u> <u>Massage Establishment</u> <u>§§ 102, 202.4 303(n), 703</u> <u>4P</u> <u>C(8)</u> <u>NP(8)</u>	Massage Establishment	<u>§§</u> 102, <u>204, 303(n), 703</u>	<u><i>CP</i></u>	C(9)	NP <u>(9)</u>
(9) P if located withinaccessory to a Hotel <sub>a</sub> or Personal Service or Health Service. SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT. 2011NG CONTROL TABLE Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT CONTROL TABLE To the service of the service of the service of the service. NON-RESIDENTIAL STANDARDS AND USES To the service Use Category Service Use Category Service Use Category Services, Health § 102, 202.2(a), 202.3 P P C(8) Not listed below (8) P if located withinaccessory to a Hotel <sub>a</sub> or Personal Service or Health Service. SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.	* * * *	* * * *	* * * *	. * * * *	* * * * *
(9) P if located withinaccessory to a Hotel, or Personal Service or Health Service. SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT. ***** Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT CONING CONTROL TABLE ***** <u>Zoning Category</u> <u>§ References</u> <u>Controls</u> <u>Von-RESIDENTIAL STANDARDS AND USES</u> <u>Controls by Story</u> <u>1** 2nd 3rd+</u> <u>Sales and Service Use Category</u> <u>Retail Sales and Service Uses* §§ 102, 202.2(a), 202.3 P P NP ***** <u>Assage Establishment</u> <u>§§ 102, 202.2(a), 202.3 P P NP ***** <u>Assage Establishment</u> <u>§§ 102, 202.3 P P NP ***** <u>Services, Health</u> <u>§ 102 P P C C(§) NP(S)</u> ***** *Not listed below (8) P if located withinaccessory to a Hotel, or Personal Service or Health Service.</u></u></u>	* Not listed below				
SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT. **** Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT CONING CONTROL TABLE **** <u>Zoning Category</u> <u>§ References</u> <u>Controls</u> ***** <u>Xon-RESIDENTIAL STANDARDS AND USES</u> **** <u>Controls by Story</u> <u>1st 2nd 3rd+</u> **** <u>Controls by Story</u> <u>1st 2nd 3rd+</u> **** <u>Controls by Story</u> <u>1st 2nd 3rd+</u> **** <u>Story 1st 2nd 3rd+</u> **** <u>Service Use Category</u> <u>Retail Sales and Service Uses* §§ 102, 202.2(a), 202.3</u> <u>P</u> <u>P</u> <u>NP</u> **** <u>Services, Health</u> <u>§ 102, 204, 303(n), 703 <i>CP</i> <u>C(8), NP(8)</u> **** <u>Services, Health</u> <u>§ 102</u> <u>P</u> <u>P</u> <u>C</u> **** <u>Services, Health</u> <u>Service</u> <i>Set</i> <u>C(8)</u> <u>NP(8)</u> **** <u>Services, Health</u> <u>Service</u> <i>Set</i> <u>C(8)</u> <u>Service</u>.</u>	* * * *				
*****         Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT CONTROL TABLE         ******         ****** <t< td=""><td>(9) P if located withinaccess</td><td><u>ory to a Hotel, or Personal Sei</u></td><td>rvice or Hea</td><td>alth Service</td><td></td></t<>	(9) P if located withinaccess	<u>ory to a Hotel, or Personal Sei</u>	rvice or Hea	alth Service	
Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT CONING CONTROL TABLE         ***** <ul> <li>*****</li> <li></li></ul>	SEC. 715. CASTRO STREE	ET NEIGHBORHOOD COMM		ISTRICT.	
*****           ******           ******           ******           ************************************	* * * *				
X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **           X ** **         X ** **         X ** **         X ** **	Table 715. CASTRO STREE	ET NEIGHBORHOOD COMM		ISTRICT	
* * * * *       * * * * *       * * * * *         NON-RESIDENTIAL STANDARDS AND USES         * * * *       * * * *       * * * *         * * * *       * * * *       * * * *         * * * *       * * * *       * * * *         * * * *       * * * *       * * * *         * * * *       * * * *       * * * *         * * * *       * * * *       * * * *         * * * *       * * * *       * * * *         * * * *       * * * *       * * * *         Sales and Service Use Category       *       * * * *         Retail Sales and Service Uses*       §§ 102, 202.2(a), 202.3       P       P       NP         * * * *       * * * *       * * * *       * * * * *       * * * *       * * * *         Massage Establishment       §§ 102, 204, 303(n), 703 <i>CP</i> C(8)       NP(8)         * * * *       * * * *       * * * *       * * * * *       * * * *         Services, Health       § 102       P       P       C         * * * *       * * * *       * * * * *       * * * * * * * * * * * * * * * * * * *		ZONING CONTROL TABLE			
Zohning Calegory         A total state           * * * * *         * * * * *           NON-RESIDENTIAL STANDARDS AND USES           * * * *         * * * * *           * * * *         * * * * *           * * * *         * * * *           * Massage Establishment         § § 102           § 102         P	* * * *				
* * * * *       * * * * *       * * * * *         NON-RESIDENTIAL STANDARDS 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         P       NP         * * * *       * * * *         Massage Establishment       §§ 102, 204, 303(n), 703         CP       C(8)         * * * *       * * * *         * * * *       * * * *         * * * *       * * * *         * * * *       * * * *         * * * *       * * * *         Massage Establishment       § 102         * * * *       * * * *         * * * *       * * * *         * * * *       * * * *         * Not listed below       (8) P if located withinaccessory to a Hotel_* or Personal Service or Health Service.         SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.         * * * *	Zoning Category	§ References		Controls	
* * * * *       * * * * *       * * * * *         * * * * *       * * * * *       * * * * *         * * * * *       * * * * *       * * * * *         Sales and Service Use Category       *       * * * * *         Retail Sales and Service Uses*       §§ 102, 202.2(a), 202.3       P       P       NP         * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *         Massage Establishment       §§ 102, 204, 303(n), 703 <i>EP</i> C(8)       NP(8)         * * * *       * * * *       * * * * *       * * * * *       * * * * *         Services, Health       § 102       P       P       C         * * * *       * * * *       * * * * *       * * * * *       * * * * *         * Not listed below       (8) P if located withinaccessory to a Hotel_* or Personal Service or Health Service.       Services.         SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.       * * * *         * * * *       *       * * * *		* * * *	* * * *	e	
Controls         Story           1st         2nd         3rd+           * * * *         * * * *         * * * *         * * * *         * * * *           Sales and Service Use Category           Retail Sales and Service Uses*         §§ 102, 202.2(a), 202.3         P         P         NP           * * * *         * * * *         * * * *         * * * *         * * * *         * * * *           Massage Establishment         §§ 102, 204, 303(n), 703 <i>CP</i> C(8)         NP(8)           * * * *         * * * *         * * * *         * * * *         * * * *         * * * *           Services, Health         § 102         P         P         C           * * * *         * * * *         * * * *         * * * *         * * * *           * Not listed below         (8) P if located withinaccessory to a Hotel_a of Personal Service or Health Service.         Services.           SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.	NON-RESIDENTIAL STANDAR	DS AND USES			
1st       2nd       3rd+         * * * *       * * * *       * * * *       * * * *       * * * *       * * * *         Sales and Service Use Category       Retail Sales and Service Uses*       §§ 102, 202.2(a), 202.3       P       P       NP         * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *         Massage Establishment       §§ 102, 204, 303(n), 703 <i>CP C</i> (8)       NP(8)         * * * *       * * * *       * * * *       * * * * *       * * * *       * * * *         Massage Establishment       § 102 <i>P P C</i> (8)       NP(8)         * * * *       * * * *       * * * *       * * * * *       * * * * *       * * * *         Services, Health       § 102       P <i>P C</i> * * * *       * * * *       * * * *       * * * * *       * * * * *         * Not listed below       (8) <i>P if Iocated within A Hotel OF</i> Personal Service or Health Service         SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.       * * * *       * * * *	* * * *	* * * *	* * * *	¢	
* * * *       * * * *       Int *       Int *       Out *         Sales and Service Use Category         Retail Sales and Service Uses*       §§ 102, 202.2(a), 202.3       P       P       NP         * * * *       * * * *       * * * *       * * * * *       * * * *       * * * *       * * * *         Massage Establishment       §§ 102, 204, 303(n), 703 <i>CP</i> C(8)       NP(8)         * * * *       * * * *       * * * *       * * * * *       * * * * *         Services, Health       § 102       P       P       C         * * * *       * * * *       * * * *       * * * * *       * * * *         * Not listed below       (8) P if located withinaccessory to a Hotel, or Personal Service or Health Service.       Service.         SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.       * * * *					2
Retail Sales and Service Uses*       §§ 102, 202.2(a), 202.3       P       P       NP         * * * *       * * * *       * * * *       * * * * *	* * * *	* * * *	•		<b>SIG+</b>
* * * *       * * * * *       * * * * * *       * * * * *       *					
* * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *				-	NP
Services, Health       § 102       P       P       C         * * * * *       * * * *       * * * *       * * * * *       * * * * *         * Not listed below       (8) P if located withinaccessory to a Hotel_s-or Personal Service or Health Service.       Service or Health Service.         SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.         * * * *	Massage Establishment	<u>§§</u> 102, <u>204, 303(n), 703</u>	<u><i>CP</i></u>	C <u>(8)</u>	
* * * * * * * * * * * * * * * * * * *					
(8) <i>P if</i> located within <u>accessory to <i>a Hotel</i></u> -or <u>Personal Service or Health Service</u> . SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.					
(8) P if located within <u>accessory to a Hotel</u> -or Personal Service or Health Service. SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.	* Not listed below			_1	.1
SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.				ulth O an ia a	
* * * *	(8) P if located within <u>access</u>	<u>ory to a Hotel, of Personal Sei</u>	<u>rvice or Hea</u>	aith Service	÷
* * * *					
	SEC. 716. INNER CLEMEN	IT STREET NEIGHBORHOO		RCIAL DIS	TRICT.
	* * * *				
	Table 716 INNED CI EMEN			אין אני אוס אני	ΤΡΙΛΤ

# ZONING CONTROL TABLE

Zoning Category	§ References		Controls	
* * * *	* * * *	* * * *	•	
NON-RESIDENTIAL STANDARI	DS AND USES			
* * * *	* * * *	* * * *	e e e e e e e e e e e e e e e e e e e	
		Controls	s by Story	
	* * * *	1 <sup>st</sup>	2nd	3rd+
Salas and Sanvisa Usa Catagor		* * * *	* * * * *	* *
Sales and Service Use Categor Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P	С	NP
* * * *	* * * *	* * * *	* * * * *	* *
Massage Establishment	<u>§§</u> 102, <u>204, 303(n), 703</u>	<u><i>CP</i></u> * * * * *	C <u>(8)</u>	NP <u>(</u> 8
	1			1
* Not listed below * * * * (8) P if located withinaccess	ory to a Hotal or Personal Ser	vice or Hea	alth Service	
* * * * (8) <i>P if</i> located within <u>accesse</u> SEC. 717. OUTER CLEME	ory to a Hotel <sub>a</sub> -or Personal Ser			<u>.</u>
* * * * (8) P if located within <u>accesse</u> SEC. 717. OUTER CLEME				<u>-</u>
* * * * <u>(8) P if located withinaccess</u> SEC. 717. OUTER CLEMEN DISTRICT. * * * *		D COMME	RCIAL	
* * * * <u>(8) P if located withinaccess</u> SEC. 717. OUTER CLEMEN DISTRICT. * * * *	NT STREET NEIGHBORHOO	D COMME	RCIAL	
* * * * <u>(8) P if located withinaccess</u> SEC. 717. OUTER CLEMEN DISTRICT. * * * *	NT STREET NEIGHBORHOO EMENT STREET NEIGHBOR DISTRICT	D COMME	RCIAL	
* * * * <u>(8) P if located withinaccess</u> SEC. 717. OUTER CLEMEN DISTRICT. * * * *	NT STREET NEIGHBORHOO	D COMME	RCIAL	
* * * * <u>(8) P if located withinaccess</u> SEC. 717. OUTER CLEMEN DISTRICT. * * * *	NT STREET NEIGHBORHOO EMENT STREET NEIGHBOR DISTRICT	D COMME	RCIAL	
* * * * (8) P if located within <u>access</u> SEC. 717. OUTER CLEMEN DISTRICT. * * * * Table 717. OUTER CL	NT STREET NEIGHBORHOO EMENT STREET NEIGHBOR DISTRICT	D COMME	RCIAL	L

	* * * *	* * * *	* * * *	
1			Controls	s by Story
2	* * * *	* * * *	1st	2nd 3rd+
3	Sales and Service Use Category			
4	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	Р	NP NP
	* * * *	* * * *	* * * *	* * * * * * * *
5	Massage Establishment	<u>§§</u> 102 <u>, 204, 703</u> * * * *	<u>NPP</u> * * * *	NP <u>(7)</u> * * * * * * * * *
6				
7	* Not listed below			
8	* * * *			
	(7) P if located within accessory	<u>/ to a Hotel, or Personal Ser</u>	vice or Hea	alth Service.
9				
10				
11	SEC. 718. UPPER FILLMORE	E STREET NEIGHBORHOO	DD COMME	ERCIAL
12	DISTRICT.			
	* * * *			
13				
14	Table 718. UPPER FILLN	NORE STREET NEIGHBOR		DMMERCIAL
15		DISTRICT		
16	Z	ONING CONTROL TABLE		
	* * * *			
17				Controls
18	Zoning Category	§ References	* * * *	
19	NON-RESIDENTIAL STANDARDS			
20				
	* * * *	* * * *	* * * *	s by Story
21			1st	2nd 3rd+
22	* * * *	* * * *	* * * *	* * * * * * * *
23	Sales and Service Use Category			
	Retail Sales and Service Uses*	<u>§§ 102, 202.2(a), 202.3</u> * * * *	P * * * *	P NP
24				
24 25	Massage Establishment	§ <u>§</u> 102 <u>, 204, <i>303(n)</i>, 703</u>	<u><i>Є<u>Р</u></i></u>	<u><i>NPC</i>(8)</u> NP <u>(8)</u>

1	* Not listed below				
2	* * * *				
3	(8) P if located within accessor	<u>y to a Hotel, or Personal Se</u>	<u>rvice or Heal</u>	<u>th Service.</u>	
4					
5	SEC. 719. HAIGHT STREET	NEIGHBORHOOD COMM	ERCIAL DIS	TRICT.	
6	* * * *				
-	Table 719. HAIGHT STR	REET NEIGHBORHOOD CO	OMMERCIAL		т
7	Z	ONING CONTROL TABLE	E		
8	* * * *				
9	Zoning Category	§ References		Controls	
10	* * * *	* * * *	* * * *		
11	NON-RESIDENTIAL STANDARDS	S AND USES			
12	* * * *	* * * *	* * * *		
13			Controls b		
14	* * * *	* * * *	1st * * * *	2nd * * *	3rd+ * * * *
				*	
15	Sales and Service Use Category Retail Sales and Service Uses*	§ <u>§</u> 102, <u>202.2(a)</u>	Р	С	NP
16	* * * *	* * * *	* * * *	* * *	* * * *
17	Massage Establishment	<u>§§</u> 102 <u>, 204</u> , <i>303(n)</i> , 703	CNPC(10)		NP(10)
18	* * * *	* * * *	* * * *	* * *	* * * *
19	Services, Health	§ 102	NP	* C	NP
20	* * * *	* * * *	* * * *	* * *	* * * *
21	* Net listed below				
22	* Not listed below				
23	* * * *				
24	(10) P if located within accesso	<u>ory to a Hotel, or Personal S</u>	<u>ervice or Hea</u>	alth Service	<u>∻</u>
25					

SEC. 720. EXCELSIOR	OUTER MISSION NEIG	HBORHOOD	COMMERC	IAL
ISTRICT.				
* * * *				
Table 720. EXCELSIOR OUT		NEIGHBORH		IERCIAL
	DISTRICT			
	ZONING CONTROL TA	BIF		
* * * *				
^ ^ ^ <u> </u>				
Zoning Category	§ References		Control	S
NON-RESIDENTIAL STANDA	ARDS AND USES	* * * *		
		Controls	bv Storv	
		1st	2nd	3rd+
* * * *	* * * *	* * * *	* * * *	* * *
Sales and Service Use Cate	gory			T
Retail Sales and Service Uses*	§§ 102, 202.2(a)	Р	P	Р
* * * *	* * * *	* * * *	* * * *	* * *
Grocery, General	<u>§§</u> 102 <u>, 202.3</u>	P(1)	P(1)	P(1)
* * * *		* * * *	* * * *	* * *
Massage Establishment	§ <u>§</u> 102 <u>, 204, <i>303(n)</i>,</u> 703	<u><i>CP</i></u>	C <u>(6)</u>	NP <u>(6)</u>
* * * *	* * * *	* * * *	* * * *	* * *
* Not listed below				
* * * *				
(6) P if located withinacce	<u>essory to a Hotel, or Pers</u>	onal Service	<u>or Health Se</u>	<u>rvice.</u>
<u></u>				

1	* * * *					
2	Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT					
3		ZONING CONTROL	TABLE			
4	* * * *					
5						
6	Zoning Category	§ References		Controls		
	NON-RESIDENTIAL STANDA					
7	* * * *	* * * *	* * * *			
8			Controls by St			
9	* * * *	* * * *	1st 2nd		3rd+	
9			* * * *			
10	Sales and Service Use Categ Retail Sales and Service	§§ 102, 202.2(a) <u>,</u>			len en e	
11	Uses*	<u>202.3</u>	Р	Р	С	
12	* * * *	* * * *	* * * *	* * *	* * * *	
13	Massage Establishment	§ <u>§</u> 102 <u>, 204, 303(n),</u> 703	C <u>(6)</u>	C <u>(6)</u>	<i>C<u>NP(6)</u></i>	
14	* * * *	* * * *	* * * *	* * *	* * * *	
15	Services, Health	§ 102	С	Р	Р	
16	* * * *	* * * *	* * * *	* * *	* * * *	
17	* Not listed below					
18	* * * *					
19	(6) P if located within acces	<u>ssory to a Hotel, or Perso</u>	onal Service or He	alth Servic	<u>ce.</u>	
20						
21				TDICT		
22	SEC. 722. NORTH BEAC					
23					<b>0T</b>	
24	I able 722. NORTH	BEACH NEIGHBORHO		AL DISTRI	CI	
25		ZONING CONTROL	TABLE			

1	* * * *				
2	Zoning Category	§ References		Controls	
3	NON-RESIDENTIAL STANDAR		* * * *		
	* * * *	* * * *		Story	
4			Controls by		rd+
5					
6	Sales and Service Use Catego				
7	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P(10)	P(10)	NP
8	* * * *	* * * *	* * * *	* * *	* * * *
9	Massage Establishment	§§ 102 <u>, 204,</u> 303(n) <u>.</u> 703	<u> <i>C</i>NP<u>C(14)</u></u>	<u>₩₽C(14)</u>	NP <u>(14)</u>
10	* * * *	* * * *	* * * *	* * *	* * * *
11	Services, Health	§ 102	NP	С	С
12	* * * *	* * * *	* * * *	* * *	* * * *
13	* Not listed below			· · · · ·	
14	* * * *				
15	(14) P if located within acce	essory to <i>a Hotel,</i> or Per	sonal Service o	or Health Servio	<u>ce.</u>
16					
17					
18	SEC. 723. POLK STREET	NEIGHBORHOOD CO	OMMERCIAL D	DISTRICT.	
19	* * * *				
20	Table 723. POLK S	TREET NEIGHBORHO	OD COMMER	CIAL DISTRIC	т
21		ZONING CONTROL	TABLE		
22	* * * *				
23	Zoning Category	§ Referenc		Control	S
24	* * * *	* * * *	* *	* *	
	NON-RESIDENTIAL STANDA	RDS AND USES (7)			
25	* * * *	* * * *	* *	* *	

			Controls	s by Story	
1			1st	2nd	3rd+
2	* * * *	* * * *	* * * *	* * * *	* * * *
2	Sales and Service Use Category		_	T _	
3	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P * * * *	P * * * * *	NP * * * *
4			NP(9)	<del>NP</del> C(9)	NP(9)
5	Massage Establishment	<u>§§</u> 102 <u>, 204</u> , <i>303(n)</i> , 703 * * * *	NF <u>(9)</u> * * * * *	<u>***<u>C(9)</u> * * * * *</u>	INF <u>(9)</u> * * * * *
	Services, Health	§ 102	NP	С	С
6	* * * *	* * * *	* * * *	* * * *	* * * *
7	* Not listed below				
8	* * * *				
9	(9) P if located withinaccessory	uto a Hotel or Personal Ser	vice or Hea	alth Service	
10					<u>.</u>
11	SEC 724 SACRAMENTO ST				ют
	3FU //4 SAURAWIENIU SI				
12					
	SEC. 724. SACRAMENTO ST				
13				-	-
13	Table 724. SACRAMENTO			-	-
13 14	Table 724. SACRAMENTO	STREET NEIGHBORHOOD		-	-
14 15	Table 724. SACRAMENTO	STREET NEIGHBORHOOD		-	-
13 14 15 16	Table 724. SACRAMENTO	STREET NEIGHBORHOOD		-	RICT
13 14 15 16	* * * * Table 724. SACRAMENTO S Z	STREET NEIGHBORHOOD ONING CONTROL TABLE		RCIAL DIST	RICT
13 14 15 16 17	<pre>* * * * Table 724. SACRAMENTO S Z X * * * * Zoning Category</pre>	STREET NEIGHBORHOOD ONING CONTROL TABLE <u>§ References</u> * * * *		RCIAL DIST	RICT
13 14 15 16 17 18	* * * * Table 724. SACRAMENTO S Z * * * * Zoning Category * * * *	STREET NEIGHBORHOOD ONING CONTROL TABLE <u>§ References</u> * * * *		Controls	RICT
13 14 15 16 17 18 19	* * * * Table 724. SACRAMENTO S Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS	STREET NEIGHBORHOOD ONING CONTROL TABLE <u>§ References</u> * * * *	• <b>COMMER</b>	Controls	RICT
13 14 15 16 17 18 19	* * * * Table 724. SACRAMENTO S Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS	STREET NEIGHBORHOOD ONING CONTROL TABLE <u>§ References</u> * * * *	• <b>COMMER</b>	Controls	RICT
13 14 15 16 17 18 19 20	* * * * Table 724. SACRAMENTO S Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * *	STREET NEIGHBORHOOD ONING CONTROL TABLE <u>§ References</u> * * * *	COMMER * * * * * * * * Controls	Controls	RICT
13 14 15 16 17 18 19 20 21	<pre>* * * * Table 724. SACRAMENTO S Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Use Category</pre>	STREET NEIGHBORHOOD ONING CONTROL TABLE <pre>     S References     * * * *     AND USES     * * * *     * </pre>	COMMER * * * * * * * * Controls 1st * * * *	Controls	RICT         3rd+         *       *
13 14 15 16 17 18 19 20 21	<pre>* * * * Table 724. SACRAMENTO S Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Use Category Retail Sales and Service Uses*</pre>	STREET NEIGHBORHOOD ONING CONTROL TABLE \$ References * * * * AND USES * * * * \$ 102, 202.2(a), 202.3	COMMER * * * * * * * * Controls 1st * * * *	Controls	<b>BICT</b>
13 14 15 16 17 18 19 20 21 22	<pre>* * * * Table 724. SACRAMENTO S Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Use Category</pre>	STREET NEIGHBORHOOD ONING CONTROL TABLE <pre></pre>	COMMER * * * * * * * * Controls 1st * * * * P * * * *	Controls	RICT         3rd+         *       *
13 14 15 16 17 18 19 20 21 22 23	<pre>* * * * Table 724. SACRAMENTO S Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Use Category Retail Sales and Service Uses*</pre>	STREET NEIGHBORHOOD ONING CONTROL TABLE \$ References * * * * AND USES * * * * \$ 102, 202.2(a), 202.3	COMMER * * * * * * * * Controls 1st * * * * P * * * * <i>NP</i> <u>C(4)</u>	Controls	<b>BICT</b>
13 14 15 16 17 18	<pre>* * * * Table 724. SACRAMENTO S Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * *</pre>	STREET NEIGHBORHOOD ONING CONTROL TABLE \$ References * * * * AND USES * * * * \$ 102, 202.2(a), 202.3 * * * *	COMMER * * * * * * * * Controls 1st * * * * P * * * *	Controls	RICT         3rd+         *       *         NP         *       *         *       *

	* * * *	*	* * * *	* * * * *
* * * *				
* Not listed below				
* * * *				
(4) A Health Service U	Ise and Massage Establis	<del>shment Use</del> -r	equire <u>ss</u> a	Conditional
. ,	Ū.		• =	
lse authorization on the groun	ia story whether it is Princ	ipal of Acces	ssory.	
* * * *				
(7) P if located within act	<u>cessory to a Hotel, or Pers</u>	sonal Service	e or Health	<u>Service.</u>
SEC. 725. UNION STR	EET NEIGHBORHOOD		AL DISTRI	CT.
* * * *				
Table 725. UNION			ERCIAL D	ISTRICT
	ZONING CONTROL			
* * * *				
* * * * Zoning Category	§ References		Cont	rols
	§ References DARDS AND USES			rols
Zoning Category		* * *	*	rols
Zoning Category NON-RESIDENTIAL STANE		Controls	* by Story	
Zoning Category NON-RESIDENTIAL STANE			*	rols 3rd+
Zoning Category NON-RESIDENTIAL STAND * * * *	DARDS AND USES	Controls	* by Story	
Zoning Category NON-RESIDENTIAL STAND * * * * Sales and Service Use Cate Retail Sales and Service	DARDS AND USES         * * * *         gory         §§ 102, 202.2 (a),	Controls	* by Story	
Zoning Category NON-RESIDENTIAL STANE * * * * Sales and Service Use Cate	DARDS AND USES	Controls 1st	* by Story 2nd	<b>3rd+</b>
Zoning Category NON-RESIDENTIAL STANE * * * * Sales and Service Use Cate Retail Sales and Service Uses*	DARDS AND USES         * * * *         gory         §§ 102, 202.2 (a), 202.3	Controls 1st	* by Story 2nd	<b>3rd+</b>
Zoning Category NON-RESIDENTIAL STANK * * * * Sales and Service Use Cate Retail Sales and Service Uses* * * * * Massage Establishment * * * *	DARDS AND USES         * * * *         * * * *         egory         §§ 102, 202.2 (a), 202.3         * * * *         * * * *         §§ 102, 204, 303(n), 703         * * * *	Controls           1st           P           * * *           C(1)P           * * *	* <b>by Story</b> <b>2nd</b> P * * * * * C(1) <u>(7)</u> * * * * *	3rd+ NP * * * * * * NP( <u>7)</u> * * * * * *
Zoning Category NON-RESIDENTIAL STANE * * * * Sales and Service Use Cate Retail Sales and Service Uses* * * * *	DARDS AND USES         * * * *         egory         §§ 102, 202.2 (a),         202.3         * * * *         §§ 102, 204, 303(n),         703	Controls           1st           P           * * *           C(1)P           * * *           P	* <b>by Story</b> <b>2nd</b> P * * * * *	3rd+         NP         * * * * * *         NP(7)         * * * * * *         C

\* Not listed below

1	(1) Any Massage Establishme	ent that has continually oper	ated withou	ut the bene	fit of a	
2	building permit within the Union Street NCD since prior to December 31, 2017 shall not					
3	require a Conditional Use authorization to legally establish the Massage Establishment.					
4	However, such establishments must f	file a building permit applicat	tion by May	/ 1, 2020 to	legally	
		0.1			0,1	
5	establish the Massage Establishment	use, and such building perr	nit applicat	ION WIII DE S	subject	
6	to neighborhood notification pursuant	to Planning Code Section 3	811.			
7	* * * *					
8	(7) P if located within accessor	<u>y to <i>a Hotel</i>, or Personal Ser</u>	<u>vice or Hea</u>	alth Service	÷	
9						
10	SEC. 726. PACIFIC AVENUE	NEIGHBORHOOD COMM	ERCIAL DI	ISTRICT.		
11	* * * *					
	Table 726. PACIFIC AVE			AL DISTRI	ст	
12		ONING CONTROL TABLE				
13	۷۲	ONING CONTROL TABLE				
14	* * * *					
15	Zoning Category	§ References		Controls	;	
	* * * *	* * * *	* * * *			
16	NON-RESIDENTIAL STANDARDS	S AND USES (6)				
17	* * * *	* * * *	* * * *	•		
18			Controls	s by Story		
19	* * * *	* * * *	1st	2nd	3rd+	
	Sales and Service Use Category					
20	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	Р	С	NP	
21	* * * *	* * * *	* * * *	* * * * *		
22	Massage Establishment	<u>§§ 102, 204, 303(n), 703</u>	NP <u>(8)</u> * * * * *	<u> </u>	NP <u>(8)</u>	
	Services, Health	§ 102	NP	C	NP	
23	* * * *	* * * *	* * * *			
24	* Not listed below					

	AGE NEIGHBORHOOD CO		DISTRICT	_
SEC. 727. LARESIDE VILL				•
· · · ·				
LAKESIDE VILLAGE NEIGH	Table 727. IBORHOOD COMMERCIAL TABLE	DISTRICT Z	ONING CO	олт
* * * *				
Zoning Category	§ References		Controls	6
* * * *	* * * *	* * * *	:	
NON-RESIDENTIAL STANDAR	DS			
* * * *	* * * *	* * * *		
NON-RESIDENTIAL USES			s by Story	
* * * *	* * * *	<b>1st</b>	2nd * * *	<b>3</b>
		*	*	*
Sales and Service Use Catego	-		I	
Retail Sales and Service Uses*	<u>§§ 102, 202.2(a), 202.3</u> * * * *	P * * * *	NP	N
	§§ 102 <u>, 204, 703</u>	<u>NPP</u>	NP <u>(3)</u>	N
Massage Establishment	* * * *	* * * *	* * * * *	* *
Massage Establishment  * * * * Services, Health	§ 102	P	NP	N

2

3

#### Table 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL

#### DISTRICT

### ZONING CONTROL TABLE

\* \* \* \*

* * * *				
Zoning Category	§ References		Controls	S
NON-RESIDENTIAL STANDA				
* * * *	* * * *	* * * *		
NON-RESIDENTIAL USES		Controls		
* * * *	* * * *	1st	2nd	3rd+
Sales and Service Use Catego	r\/			
Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	Р	С	NP
* * * *	* * * *	* * *	* * * *	* * * *
Massage Establishment	§ <u>§</u> 102 <u>, 204, <i>303(n)</i>,</u> <u>703</u>	C <u>(8)</u>	<u>₩₽C(8)</u>	NP <u>(8)</u>
* * * *	* * * *	* * *	* * * *	* * * *
Services, Health	§ 102	С	Р	NP
* * * *	* * * *	* * *	* * * *	* * * *
* Not listed below				
* * * *				
(8) P if located withinacces	<u>ssory to a Hotel, or Perso</u>	<u>nal Service c</u>	or Health Serv	<u>vice.</u>
SEC. 729. WEST PORT	AL AVENUE NEIGHBOI	RHOOD COI		DISTRICT.
* * * *				
Table 729. WEST PORT	AL AVENUE NEIGHBO	RHOOD CO	MMERCIAL	DISTRICT
	ZONING CONTROL	TABLE		
* * * *				
Zoning Category	§ References		Control	S

NON-RESIDENTIAL STANDA	RDS AND USES			
* * * *	* * * *	* * * *	-	
NON-RESIDENTIAL USES		Controls		Onda
* * * *	* * * *	1st * * * *	2nd	3rd+
Sales and Service Use Categ	lorv	1		
Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	Р	Р	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Massage Establishment	§ <u>§</u> 102 <u>, 204, 303(n),</u> 703	<u>NPP</u>	<u> NPC(6)</u>	NP <u>(6)</u>
* * * *	* * * *	* * * *	* * * *	* * * *
(6) P if located withinacce				
SEC. 730. INNER SUNSI * * * * Table 730. INNER S		OMMERCIAL	DISTRICT.	
* * * * Table 730. INNER S	ET NEIGHBORHOOD CO SUNSET NEIGHBORHO ZONING CONTROL 1	OMMERCIAL	DISTRICT.	RICT
* * * * Table 730. INNER \$ * * * *	ET NEIGHBORHOOD CO SUNSET NEIGHBORHO ZONING CONTROL 1 § References	OMMERCIAL	. DISTRICT. RCIAL DIST	RICT
* * * * Table 730. INNER * * * * Zoning Category	ET NEIGHBORHOOD CO SUNSET NEIGHBORHO ZONING CONTROL 1 § References	DMMERCIAL OD COMME FABLE	. DISTRICT. RCIAL DIST Controls	RICT
* * * * Table 730. INNER * * * * Zoning Category NON-RESIDENTIAL STANDA	ET NEIGHBORHOOD CO SUNSET NEIGHBORHO ZONING CONTROL T § References RDS AND USES	OMMERCIAL OD COMME FABLE * * * *	DISTRICT.	RICT
* * * * Table 730. INNER * * * * Zoning Category NON-RESIDENTIAL STANDA	ET NEIGHBORHOOD CO SUNSET NEIGHBORHO ZONING CONTROL T § References RDS AND USES	DMMERCIAL OD COMME FABLE	. DISTRICT. RCIAL DIST Controls	RICT
<pre>* * * * Table 730. INNER * * * * Zoning Category NON-RESIDENTIAL STANDA * * * *</pre>	ET NEIGHBORHOOD CO SUNSET NEIGHBORHOO ZONING CONTROL T <u>§ References</u> RDS AND USES * * * *	OMMERCIAL OD COMME FABLE * * * * Controls b 1st	DISTRICT.	RICT
<pre>* * * * Table 730. INNER * * * * Zoning Category NON-RESIDENTIAL STANDA * * * *</pre>	ET NEIGHBORHOOD CO SUNSET NEIGHBORHOO ZONING CONTROL T <u>§ References</u> <u>RDS AND USES</u> <u>* * * *</u> <u>* * * *</u>	OMMERCIAL OD COMME FABLE * * * * Controls b 1st	DISTRICT.	RICT
<pre>* * * * Table 730. INNER * * * * Zoning Category NON-RESIDENTIAL STANDA * * * * * * * * Sales and Service Use Categor</pre>	ET NEIGHBORHOOD CO SUNSET NEIGHBORHOO ZONING CONTROL T \$ References RDS AND USES * * * * * * * *	OMMERCIAL OD COMME FABLE * * * * * Controls k 1st * * * * *	DISTRICT.	RICT 3rd+
* * * * Table 730. INNER S * * * * Zoning Category NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Use	ET NEIGHBORHOOD CC SUNSET NEIGHBORHOO ZONING CONTROL T \$ References RDS AND USES * * * * * * * * * * * * \$ 102, 202.2(a). 202.3 * * * * \$ 102, 204, 303(n). \$ 102, 204, 303(n).	DMMERCIAL OD COMME FABLE	Controls	RICT 3rd+
* * * * Table 730. INNER S * * * * Zoning Category NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Use * * * * Massage Establishment * * * *	ET NEIGHBORHOOD CO SUNSET NEIGHBORHOOD CO SUNSET NEIGHBORHOO ZONING CONTROL T \$ References RDS AND USES * * * * * * * * * * * * $\frac{1}{202.3}$ * * * * \$ 102, 202.2(a), <u>202.3</u> * * * *	OMMERCIAL         OD COMME         TABLE         * * * * *         Controls k         1st         * * * * *         P         * * * * *         C(6)         * * * * *	DISTRICT. RCIAL DIST Controls y Story 2nd C * * * * * <i>APPC</i> (6) * * * * *	RICT 3rd+ NP * * * * *
* * * * Table 730. INNER S * * * * Zoning Category NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Use * * * * Massage Establishment	ET NEIGHBORHOOD CO SUNSET NEIGHBORHOOD ZONING CONTROL T \$ References RDS AND USES * * * * * * * * * * * * \$ $\frac{102, 202.2(a)_{2}}{202.3}$ * * * * \$ $\frac{55}{102, 202.2(a)_{2}}{202.3}$	DMMERCIAL OD COMME TABLE * * * * * Controls b 1st * * * * * P * * * * *	Controls	RICT 3rd+ NP * * * * *

1	* Not listed below					
2	* * * *					
3	(6) P if located within acce	<u>ssory to a Hotel, or Person</u>	nal Service o	r Health Ser	<u>vice.</u>	
4						
5	SEC. 731. NORIEGA STI	REET NEIGHBORHOOD	COMMERC	IAL DISTRIC	CT.	
6	* * * *					
7	Table 731. NORIEGA	STREET NEIGHBORHO		ERCIAL DIS	TRICT	
8		ZONING CONTROL T	ABLE			
9	* * * *					
10	Zoning Category	§ References		Control	S	
11	NON-RESIDENTIAL STANDA					
	* * * *	* * * *	* * * *			_
12			Controls 1st	by Story 2nd	3rd+	
13	* * * *	* * * *	13L * * * *	2110	Siu+	
14	Sales and Service Use Catego	ry				
15	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202. <del>5</del> <u>3</u>	Р	Р	NP	
16	* * * *	* * * *	* * * *	* * * *	* * * *	-
17	Massage Establishment	§ <u>§</u> 102 <u>, 204, <i>303(n)</i>,</u> 703	<u><i>Є<u>Р</u></i></u>	<u>NPC(7)</u>	NP <u>(7)</u>	
18	* * *	* * *	* * *	* * *	* * *	
-	* Not listed below					
19	* * * *					
20						
21	(7) P if located withinacce	<u>ssory to <i>a Hotel</i>, or Persor</u>	<u>nal Service o</u>	<u>r Health Ser</u>	<u>vice.</u>	
22						
23	SEC. 732. IRVING S	STREET NEIGHBORHOO			RICT.	
24	* * * *					
25	Table 732. IRVING	STREET NEIGHBORHO		RCIAL DIST	RICT	

# ZONING CONTROL TABLE

Zoning Category	§ References		Control	S
NON-RESIDENTIAL STAND	ARDS AND USES			
* * * *	* * * *	* * * *		
		Controls		
* * * *	* * * *	1st * * * *	2nd	3rd+
Sales and Service Use Cate				
Retail Sales and Service				
Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	Р	Р	NP
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§</u> 102 <u>, 204, <i>303(n)</i>,</u> 703	<u><i>Є<u>Р</u></i></u>	<u>NPC(7)</u>	NP <u>(7)</u>
* * *	* * *	* * *	* * *	* *
SEC. 733. TARAVAL S		00111		<b>•</b>
* * * *	TREET NEIGHBORHOOD			
* * * *		DOD COMM		
* * * *	AL STREET NEIGHBORHO ZONING CONTROL T	DOD COMM		TRICT
* * * * Table 733. TARAVA * * * *	AL STREET NEIGHBORHO ZONING CONTROL T § References	DOD COMM	ERCIAL DIS	TRICT
* * * * Table 733. TARAVA * * * * Zoning Category	AL STREET NEIGHBORHO ZONING CONTROL T § References	DOD COMM	ERCIAL DIS	TRICT
Table 733. TARAVA	AL STREET NEIGHBORHO ZONING CONTROL T § References ARDS AND USES	OOD COMM ABLE * * * *	ERCIAL DIS	S
<pre>* * * * Table 733. TARAVA * * * * Zoning Category NON-RESIDENTIAL STAND * * * *</pre>	AL STREET NEIGHBORHO ZONING CONTROL T § References ARDS AND USES * * * *	DOD COMM ABLE * * * * Controls 1st	ERCIAL DIS	TRICT
<pre>* * * * Table 733. TARAVA * * * * Zoning Category NON-RESIDENTIAL STAND * * * *</pre>	AL STREET NEIGHBORHO ZONING CONTROL T <u>§ References</u> ARDS AND USES * * * *	OOD COMM ABLE * * * *	ERCIAL DIS	S
<pre>* * * * Table 733. TARAVA * * * * Zoning Category NON-RESIDENTIAL STAND * * * * Sales and Service Use Cate</pre>	AL STREET NEIGHBORHO ZONING CONTROL T <u>§ References</u> ARDS AND USES * * * *	DOD COMM ABLE * * * * Controls 1st	ERCIAL DIS	S
<pre>* * * * Table 733. TARAVA * * * * Zoning Category NON-RESIDENTIAL STAND * * * * *</pre>	AL STREET NEIGHBORHO ZONING CONTROL T <u>§ References</u> ARDS AND USES * * * *	OOD COMM ABLE * * * * Controls 1st * * * *	ERCIAL DIS	S

Massage Establishment	§ <u>§</u> 102 <u>, 204, <i>303(n)</i>,</u> 703	<u>СР</u>	<u> NPC(7)</u>	NP <u>(7)</u>
* * * *	* * * *	* * * *	* * * *	* * * *
* Not listed below				
* * * *				
(7) P if located withinacce	<u>essory to a Hotel, or Perso</u>	<u>nal Service c</u>	or Health Ser	<u>vice.</u>
SEC. 734. JUDAH STRE	ET NEIGHBORHOOD C	OMMERCIA	L DISTRICT.	
* * * *				
Table 734. JUDAH STRE		OMMERCIA	L DISTRICT	
	ZONING CONTROL	TABLE		
* * * *				
* * * * * Zoning Category	§ References		Controls	\$
NON-RESIDENTIAL STANDA			Controls	5
NON-RESIDENTIAL STANDA	ARDS AND USES	* * * *	Controls	5
NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service	ARDS AND USES	* * * * P	<b>Controls</b> P	s NP
NON-RESIDENTIAL STANDA	ARDS AND USES          * * * *         bry         § 102, 202.2(a), 202.3         * * * *			
NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * *	ARDS AND USES * * * * bry § 102, 202.2(a) <u>, 202.3</u>	Р	Ρ	NP
NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * * Massage Establishment	ARDS AND USES          * * * *         bry         § 102, 202.2(a), 202.3         * * * *         §§ 102, 204, 303(n),	P * * * *	P * * * *	NP * * * *
NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses*	ARDS AND USES         * * * *         bry         § 102, 202.2(a), 202.3         * * * *         § § 102, 204, 303(n), 1703	P * * * * * <i>C<u>P</u></i>	P * * * * <u><i>NPC(7)</i></u>	NP * * * * NP <u>(7)</u>
NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * * Massage Establishment * * * *	ARDS AND USES         * * * *         bry         § 102, 202.2(a), 202.3         * * * *         § § 102, 204, 303(n), 1703	P * * * * * <i>C<u>P</u></i>	P * * * * <u><i>NPC(7)</i></u>	NP * * * * NP <u>(7)</u>
NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below * * * *	ARDS AND USES         * * * *         Sry         § 102, 202.2(a), 202.3         * * * *         § § 102, 202.2(a), 202.3         * * * *         § § 102, 202.2(a), 202.3         * * * *         § § 102, 202.2(a), 202.3         * * * *         § § 102, 202.2(a), 202.3         * * * *         § § 102, 202.3(a), 202.3         * * * *         § § 102, 202.3(a), 202.3         * * * *	P * * * * <i>C<u>P</u> * * * *</i>	P * * * * <u>NPC(7)</u> * * * *	NP * * * * NP <u>(7)</u> * * * *
NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below	ARDS AND USES         * * * *         Sry         § 102, 202.2(a), 202.3         * * * *         § § 102, 202.2(a), 202.3         * * * *         § § 102, 202.2(a), 202.3         * * * *         § § 102, 202.2(a), 202.3         * * * *         § § 102, 202.2(a), 202.3         * * * *         § § 102, 202.3(a), 202.3         * * * *         § § 102, 202.3(a), 202.3         * * * *	P * * * * <i>C<u>P</u> * * * *</i>	P * * * * <u>NPC(7)</u> * * * *	NP * * * * NP <u>(7)</u> * * * *
NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below * * * *	ARDS AND USES         * * * *         Sry         § 102, 202.2(a), 202.3         * * * *         § § 102, 202.2(a), 202.3         * * * *         § § 102, 202.2(a), 202.3         * * * *         § § 102, 202.2(a), 202.3         * * * *         § § 102, 202.2(a), 202.3         * * * *         § § 102, 202.3(a), 202.3         * * * *         § § 102, 202.3(a), 202.3         * * * *	P * * * * <i>C<u>P</u> * * * *</i>	P * * * * <u>NPC(7)</u> * * * *	NP * * * * NP <u>(7)</u> * * * *
NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below * * * * (7) P if located withinacce	ARDS AND USES         * * * *         Symptotic state         \$ 102, 202.2(a), 202.3         * * * *         \$ \$ 102, 204, 303(n), 703         * * * *         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	P * * * * <u>CP</u> * * * *	P <u>* * * *</u> <u><i>NPC(7)</i> * * * *</u>	NP * * * * NP <u>(7)</u> * * * *
NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below * * * *	ARDS AND USES         * * * *         Symptotic state         \$ 102, 202.2(a), 202.3         * * * *         \$ \$ 102, 204, 303(n), 703         * * * *         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	P * * * * <u>CP</u> * * * *	P <u>* * * *</u> <u><i>NPC(7)</i> * * * *</u>	NP * * * * NP <u>(7)</u> * * * *
NON-RESIDENTIAL STANDA * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below * * * * (7) P if located withinacce	ARDS AND USES         * * * *         Symptotic state         \$ 102, 202.2(a), 202.3         * * * *         \$ \$ 102, 204, 303(n), 703         * * * *         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	P * * * * <u>CP</u> * * * *	P <u>* * * *</u> <u><i>NPC(7)</i> * * * *</u>	NP * * * * NP <u>(7)</u> * * * *

# Table 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZO * * * *	NING CONTROL TABLE			
Zoning Category	§ References		Controls	
NON-RESIDENTIAL STANDARI	DS AND USES	* * *	*	
* * * *	* * * *	* * *	*	
NON-RESIDENTIAL USES		Controls by Story		
		1st	2nd	3rd+
* * * *	* * * *	* * *	* * *	* * *
Sales and Service Use Categor	V			
Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	Р	Р	NP
* * * *	* * * *	* * *	* * * * *	* * * *
Massage Establishment	<u>§§</u> 102 <u>, 204</u> , <i>303(n)</i> , 703	<u><i>CP</i></u>	<u>NPC(3)</u>	NP <u>(3)</u>
* * * * Table 736. OUTER BALBO	A STREET NEIGHBORHOOD A STREET NEIGHBORHOOD			
* * * *				
Zoning Category	§ References	* * *	Controls	
NON-RESIDENTIAL STANDAR		~ ~ ~	^	
	* * * *	* * * *	*	
NON-RESIDENTIAL USES			* s by Story 2nd	3rd+

Sales and Service Use Category				
Retail Sales and Service Uses*	<u>§§ 102, 202.2(a), 202.3</u>	P * * * *	P * * * * *	NP * * * * *
	* * * * * δ ° 102 204 202() 702			
Massage Establishment	<u>§§ 102, 204, <i>303(n)</i>, 703</u> * * * *	<u><i><u><i>CP</i></u></i></u> * * * *	<u>NPC(3)</u> * * * * *	NP <u>(3)</u> * * * *
* Not listed below				
* * * *				
(3) P if located within accessory	<u>v to a Hotel, or Personal Serv</u>	<u>vice or Hea</u>	<u>lth Service</u> .	<u>.</u>
SEC. 737. BAYVIEW NEIGHB	ORHOOD COMMERCIAL	DISTRICT		
* * * *				
Table 737. BAYVIEW NEI	GHBORHOOD COMMERC	IAL DISTR		NG
	CONTROL TABLE			
* * * *			Controlo	
Zoning Category	<pre>§ References * * * *</pre>	* * * *	Controls	
NON-RESIDENTIAL STANDARDS				
NON-RESIDENTIAL STANDARDS * * * *	* * * *	* * * *		
			s by Story	
* * * *				3rd+
* * * * NON-RESIDENTIAL USES		Controls	by Story	<b>3rd+</b> * * * *
* * * * NON-RESIDENTIAL USES	* * * *	Controls 1st * * *	by Story 2nd * * *	* * *
* * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses*	* * * *	Controls 1st * * * * P	<b>by Story 2nd *</b> * * * P	* * * * P
<pre>* * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * *</pre>	* * * * * * * * <u>§§ 102, 202.2(a), 202.3</u> * * * *	Controls 1st * * * * P * * * *	s by Story 2nd * * * * P * * * * *	* * * * P * * * * *
NON-RESIDENTIAL USES	* * * *	Controls 1st * * * * P * * * * CP	by Story           2nd           *         *           *         *           *         *           *         *           *         *           *         *           *         *           *         *           *         *           *         *           *         *           C(5)	* * * * P * * * * * NP <u>(5)</u>
<pre>* * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * *</pre>	* * * * * * * * <u>§§ 102, 202.2(a), 202.3</u> * * * *	Controls 1st * * * * P * * * *	s by Story 2nd * * * * P * * * * *	* * * * P * * * * *
<pre>* * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment</pre>	* * * * * * * * <u>§§ 102, 202.2(a), 202.3</u> * * * *	Controls 1st * * * * P * * * * CP	by Story           2nd           *         *           *         *           *         *           *         *           *         *           *         *           *         *           *         *           *         *           *         *           *         *           C(5)	* * * * P * * * * * NP <u>(5)</u>
<pre>* * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * *</pre>	* * * * * * * * <u>§§ 102, 202.2(a), 202.3</u> * * * *	Controls 1st * * * * P * * * * CP	by Story           2nd           *         *           *         *           *         *           *         *           *         *           *         *           *         *           *         *           *         *           *         *           *         *           C(5)	* * * * P * * * * * NP <u>(5)</u>
<pre>* * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below</pre>	* * * * * * * * <u>\$</u> <u>\$</u> <u>\$</u> <u>102</u> , <u>202.2(a)</u> , 202.3 * * * <u>\$</u> <u>\$</u> <u>102</u> , <u>204</u> , <u>303</u> ( <del>o</del> n), 703 * * * *	Controls         1st         *       *	by Story         2nd         *       *         *       *         P         *       *         C(5)         *       *	* * * * P * * * * NP <u>(5)</u> * * * *
* * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below * * * *	* * * * * * * * <u>\$</u> <u>\$</u> <u>\$</u> <u>102</u> , <u>202.2(a)</u> , 202.3 * * * <u>\$</u> <u>\$</u> <u>102</u> , <u>204</u> , <u>303</u> ( <del>o</del> n), 703 * * * *	Controls         1st         *       *	by Story         2nd         *       *         *       *         P         *       *         C(5)         *       *	* * * * P * * * * NP <u>(5)</u> * * * *

SEC. 738. CORTLAND AVE		MMERCIAL DISTRICT.
* * * *		
Table 738. CORTLAND A	VENUE NEIGHBORHOOD	COMMERCIAL DISTRICT
ZOI	NING CONTROL TABLE	
* * * *		
7		Controls
Zoning Category	§ References	* * * *
NON-RESIDENTIAL STANDARDS		
* * * *		* * * *
NON-RESIDENTIAL USES		Controls by Story
NON-RESIDENTIAL USES		1st 2nd 3rd+
* * * *	* * * *	* * * * * * * * * * * * * * * * * * *
Sales and Service Use Category		
Retail Sales and Service Uses*	<u>§§</u> 102 <u>, 202.2(a), 202.3</u>	P P NP
* * * *	* * * *	* * * * * * * * * * *
Massage Establishment	<u>§§ 102, 204, 303(n), 703</u>	<u>CP</u> <u>NPC(3)</u> NP(3)
		MMERCIAL DISTRICT.
* * * *		
Zoning Category	§ References	Controls
NON-RESIDENTIAL STAND		

* * * *	* * * *	* * * *		
NON-RESIDENTIAL USES		Controls	s by Story	
* * * *	* * * *	1st	2nd	3rd+
Sales and Service Use Categor		* * * *		* * * *
Retail Sales and Service Uses*	§§ 102, <u>202.2(a),</u> 202.3	Р	Р	Р
* * * *	* * * *	* * * *	* * * *	* * * * *
Massage Establishment	<u>§§</u> 102, <u>204,</u> 303( <u>∂n), 703</u>	<u><i>CP</i></u>	C <u>(8)</u>	NP <u>(8)</u>
* * * *	* * * *	* * * *	* * * *	* * * *
* Not listed below				
* * * *				
(8) P if located within access	<u>ory to a Hotel. or Personal Serv</u>	<u>vice or Hea</u>	alth Service	÷
SEC. 740. MISSION BERN	AL NEIGHBORHOOD COMM	ERCIAL D	ISTRICT.	
SEC. 740. MISSION BERNA * * * *	AL NEIGHBORHOOD COMM	ERCIAL D	ISTRICT.	
* * * *	AL NEIGHBORHOOD COMM ERNAL NEIGHBORHOOD CO	-		СТ
* * * * Table 740. MISSION BI		-		СТ
Table 740. MISSION BI	ERNAL NEIGHBORHOOD CO	-		СТ
* * * * Table 740. MISSION BI	ERNAL NEIGHBORHOOD CO	-		
* * * * Table 740. MISSION BI ZC * * * *	ERNAL NEIGHBORHOOD CO	-	AL DISTRI	
<pre>* * * * Table 740. MISSION BE ZC * * * *</pre>	ERNAL NEIGHBORHOOD CO DNING CONTROL TABLE <u>§ References</u> * * * *	DMMERCIA	AL DISTRI	
* * * * Table 740. MISSION BE ZC * * * * Zoning Category * * * * NON-RESIDENTIAL STAN	ERNAL NEIGHBORHOOD CO DNING CONTROL TABLE <u>§ References</u> * * * *	DMMERCIA	AL DISTRIC	
* * * * Table 740. MISSION BI ZC * * * * Zoning Category * * * *	ERNAL NEIGHBORHOOD CO DNING CONTROL TABLE <u>§ References</u> * * * * DARDS	OMMERCIA * * * * * * * *	AL DISTRIC	
<pre>* * * * Table 740. MISSION BE ZC * * * *  Zoning Category * * * * NON-RESIDENTIAL STAN * * * * NON-RESIDENTIAL USES</pre>	ERNAL NEIGHBORHOOD CO DNING CONTROL TABLE <u>§ References</u> * * * * DARDS * * * *	OMMERCIA * * * * * * * * Controls 1st	AL DISTRIC Controls s by Story 2nd	3rd+
<pre>* * * * Table 740. MISSION BE ZC * * * *  Zoning Category * * * * NON-RESIDENTIAL STAN * * * * NON-RESIDENTIAL USES * * * *</pre>	ERNAL NEIGHBORHOOD CO DNING CONTROL TABLE <u>\$ References</u> * * * * DARDS * * * * * * * *	OMMERCIA * * * * * * * * Controls	AL DISTRIC Controls s by Story 2nd	
<pre>* * * * Table 740. MISSION BE ZC * * * *  Zoning Category * * * * NON-RESIDENTIAL STAN * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categor</pre>	ERNAL NEIGHBORHOOD CO DNING CONTROL TABLE	DMMERCIA * * * * * * * * Controls 1st * * * *	AL DISTRIC Controls s by Story 2nd * * * * *	3rd+ * * * *
<pre>* * * * Table 740. MISSION BE ZC * * * *  Zoning Category * * * * NON-RESIDENTIAL STAN * * * * NON-RESIDENTIAL USES * * * *</pre>	ERNAL NEIGHBORHOOD CO DNING CONTROL TABLE	OMMERCIA * * * * * * * * Controls 1st	AL DISTRIC Controls s by Story 2nd * * * * *	<b>3rd+</b> * * * * *
<pre>* * * * Table 740. MISSION BE ZO * * * *  Zoning Category * * * *  NON-RESIDENTIAL STAN * * *  NON-RESIDENTIAL USES * * *  Sales and Service Use Categor Retail Sales and Service Uses*</pre>	ERNAL NEIGHBORHOOD CO DNING CONTROL TABLE	DMMERCIA * * * * * * * * Controls 1st * * * * *	AL DISTRIC Controls s by Story 2nd * * * * *	<b>3rd+</b> * * * *

\* Not listed below

1	* * * *				
2	(5) P if located within accessory	<u>v to a Hotel, or Personal Ser</u>	vice or Heal	<u>th Service.</u>	
3					
4	SEC. 741. SAN BRUNO AVEI	NUE NEIGHBORHOOD CO	MMERCIA		т.
5	* * * *				
6	Table 741. SAN BRUNO AV	ENUE NEIGHBORHOOD	COMMERC	IAL DISTR	ICT
7	ZON	ING CONTROL TABLE			
8	* * * *				
9	Zoning Category	§ References		Controls	
	* * * *	* * * *	* * * *		
10	NON-RESIDENTIAL STANDARDS	AND USES			
11	* * * *	* * * *	* * * *		
12	NON-RESIDENTIAL USES		Controls	by Story	
13			1st	2nd	3rd+
	* * * *	* * * *	* * * *	* * * *	* * * *
14	Sales and Service Use Category				
15	Retail Sales and Service Uses*	<u>§§</u> 102 <u>, 202.2(a), 202.3</u>	P * * * *	P * * * *	<u>NP</u>
10	Massage Establishment	§§ 102 <u>, 204,</u> <i>303(n)</i> , 703	<del>C</del> P	<u>NPC(3)</u>	NP(3)
16	* * * *	* * * *	* * * *	* * * *	* * * *
17		L	II	I	
18	* Not listed below				
19	* * * *				
20	(3) P if located within accessory	<u>v to a Hotel, <del>or</del> Personal Ser</u>	<u>vice or Heal</u>	<u>th Service.</u>	
21					
22	SEC. 742. COLE VALLEY NE		CIAL DISTR	RICT <del>S</del> .	
23	* * * *				
24	Table 742. COLE VALLEY N	IEIGHBORHOOD COMME	RCIAL DIST		ling
25		CONTROL TABLE			

Zoning Category	§ References	Controls					
NON-RESIDENTIAL STANDA	ARDS AND USES						
* * * * NON-RESIDENTIAL USES	* * * *	* * * * Controls by Story					
NON-RESIDENTIAL USES		1st	2nd	3rd+			
Sales and Service Use Catego	ory			1			
Retail Sales and Service Jses*	§ <u>§</u> 102 <u>, 202.2(a), 202.3</u>	Р	NP	NP			
* * * *	* * * *	* * * *	* * * *	* * * *			
Massage Establishment	§ <u>§</u> 102 <u>, 204, 703</u>	<u>NPP</u> * * * * *	NP <u>(3)</u>	NP <u>(3)</u>			
Services, Health	§ 102	P	NP	NP			
* * * *	* * * *	* * * *	* * * *	* * * *			
* Not listed below							
* * * *							
(3) P if located within acce	essorv to <i>a Hotel</i> . <del>-or</del> Perso	onal Service	or Ugalth Sar				
				<u>vice.</u>			
			<u>or riealth Sei</u>	<u>VICe.</u>			
			<u>or Health Ser</u>	<u>VICE.</u>			
SEC. 743. LOWER HAIG							
SEC. 743. LOWER HAIG							
SEC. 743. LOWER HAIG							
	GHT STREET NEIGHBO	RHOOD COI	MMERCIAL I	DISTRICT.			
* * * * Table 743. LOWER HAI	GHT STREET NEIGHBO	RHOOD COI ORHOOD CO	MMERCIAL I	DISTRICT.			
* * * * Table 743. LOWER HAI	GHT STREET NEIGHBO	RHOOD COI ORHOOD CO	MMERCIAL I	DISTRICT.			
* * * * Table 743. LOWER HAI * * * *	GHT STREET NEIGHBO GHT STREET NEIGHBO ZONING CONTROL TA	RHOOD COI ORHOOD CO BLE	MMERCIAL I	DISTRICT. DISTRICT			
* * * * Table 743. LOWER HAI * * * * Zoning Category	GHT STREET NEIGHBO	RHOOD COI ORHOOD CO BLE es	MMERCIAL I	DISTRICT.			
* * * * Table 743. LOWER HAI * * * * Zoning Category	GHT STREET NEIGHBO GHT STREET NEIGHBO ZONING CONTROL TA <u>§ Referenc</u> * * * * *	RHOOD COI ORHOOD CO BLE es *	MMERCIAL I MMERCIAL	DISTRICT. DISTRICT			
* * * * Table 743. LOWER HAI * * * * <u>Zoning Category</u> * * * * NON-RESIDENTIAL S	GHT STREET NEIGHBO GHT STREET NEIGHBO ZONING CONTROL TA <u>§ Referenc</u> * * * *	RHOOD COI ORHOOD CO BLE es *	MMERCIAL I MMERCIAL	DISTRICT. DISTRICT			
* * * * Table 743. LOWER HAI * * * * <u>Zoning Category</u> * * * *	GHT STREET NEIGHBO GHT STREET NEIGHBO ZONING CONTROL TA <u>§ Referenc</u> * * * * *	RHOOD COI ORHOOD CO BLE es * S	MMERCIAL I MMERCIAL	DISTRICT. DISTRICT			

* * * *	* * * *	* *	* * * *	* * *
Sales and Service Use Cate	_			
Retail Sales and Service Use	es* <u>§§</u> 102 <u>, 202.2(a), 1</u>	<u>202.3</u> P	P	NF
	<u> </u>			
lassage Establishment * * *	<u>§§</u> 102 <u>, 204,</u> <i>303(</i> * * * *	<u>(n), 703</u> <u>CP</u> * *	<u>NPC(</u>	
* Not listed below				
* * * *				
(3) P if located within acce	essory to a Hotal or Pers	onal Service c	r Haalth Sar	vice
(5) T if iocated within <u>acce</u>	<u>555019 to a molei, or r ers</u>			
SEC. 744. LOWER POL	K STREET NEIGHBORI	HOOD COMM	ERCIAL DIS	STRICT.
* * * *				
Table 744. LOWER PC	OLK STREET NEIGHBO	RHOOD COM		DISTRIC
	ZONING CONTROL TA	BLE		
* * * *	ZONING CONTROL TA	BLE		
* * * * Zoning Category			Controls	5
Zoning Category	§ References	BLE	Controls	3
Zoning Category NON-RESIDENTIAL STAND	§ References	* * * * BFF	Controls	;
Zoning Category NON-RESIDENTIAL STAND	§ References ARDS <u>AND USES</u>	* * * * Controls by	y Story	
Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES	§ References         ARDS AND USES         * * * *	* * * * Controls by 1st		3rd+
Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * *	§ References           ARDS AND USES           * * * *	* * * * Controls by	y Story	
Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate	§ References           ARDS AND USES           * * * *           * * * *           gory	* * * * Controls by 1st * * * *	y Story 2nd	3rd+
Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service	§ References           ARDS AND USES           * * * *	* * * * Controls by 1st	y Story	
Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service	§ References         ARDS AND USES         * * * *         * * * *         gory         §§ 102, 202.32(a), 202.3         * * * *	* * * * Controls by 1st * * * * P * * * *	y Story 2nd	<b>3rd+</b>
Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service Uses* * * * *	§ References         ARDS       AND USES         * * * *       *         * * * *       *         \$\$ 102, 202.32(a), 202.3       202.3         * * * *       \$\$ 102, 204, 303( $\Theta n$ ), 102, 102, 102, 102, 102, 102, 102, 102	* * * * Controls by 1st * * * * P * * * *	y Story 2nd P * * * * *	<b>3rd+</b> P * * * *
Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service Uses* * * * *	§ References         ARDS AND USES         * * * *         * * * *         gory         §§ 102, 202.32(a), 202.3         * * * *	* * * * Controls by 1st * * * * P * * * * <i>C</i> P	y Story 2nd P * * * * *	<b>3rd+</b> P * * * *
Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service Uses* * * * *	§ References         ARDS AND USES         * * * *         * * * *         * * * *         gory         §§ 102, 202.32(a), 202.3         * * * *         * * * *         §§ 102, 204, 303( $\theta n$ ), 703	* * * * Controls by 1st * * * * P * * * *	y Story 2nd P * * * * *	<b>3rd+</b> P * * *
Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service Uses* * * * * Massage Establishment * * * *	§ References         ARDS AND USES         * * * *         * * * *         * * * *         gory         §§ 102, 202.32(a), 202.3         * * * *         * * * *         §§ 102, 204, 303( $\theta n$ ), 703	* * * * Controls by 1st * * * * P * * * * <i>C</i> P	y Story 2nd P * * * * *	<b>3rd+</b> P * * *
Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service Uses* * * * * Massage Establishment * * * * Not listed below	§ References         ARDS AND USES         * * * *         * * * *         * * * *         gory         §§ 102, 202.32(a), 202.3         * * * *         * * * *         §§ 102, 204, 303( $\theta n$ ), 703	* * * * Controls by 1st * * * * P * * * * <i>C</i> P	y Story 2nd P * * * * *	<b>3rd+</b> P * * *
Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service Uses* * * * * Massage Establishment * * * *	§ References         ARDS AND USES         * * * *         * * * *         * * * *         gory         §§ 102, 202.32(a), 202.3         * * * *         * * * *         §§ 102, 204, 303( $\theta n$ ), 703	* * * * Controls by 1st * * * * P * * * * <i>C</i> P	y Story 2nd P * * * * *	<b>3rd+</b> P * * *

SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.					
* * * *					
Table 745. INNER TAR	AVAL STREET NEIGHBO	RHOOD CO	MMERCIAL	DISTRICT	
	ZONING CONTROL TAE	3LE			
* * * *					
Zoning Category	§ References		Control	S	
NON-RESIDENTIAL STAND					
* * * *	* * * *	* * * *		-	
NON-RESIDENTIAL USES		1st	Controls by 2nd	Story 3rd	
* * * *	* * * *	* * * *	* * * *	* * *	
Sales and Service Use Cate	gory				
Retail Sales and Service Uses*	<u>§§</u> 102 <u>, 202.2(a), 202.3</u>	Р	Р	NP	
* * * *	* * * *	* * * *	* * * *	* * * *	
Massage Establishment	§ <u>§</u> 102, <u>204,</u> <u>303(⊕n),</u> 703	6 <u>P</u>	<u> NPC(4)</u>	NP <u>(4)</u>	
* * * *	* * * *	* * * *	* * * *	* * * *	
* Not listed below					
* * * *					
(4) P if located within acc	essory to a Hotel, or Perso	<u>nal Service c</u>	or Health Ser	<u>vice.</u>	
	<u>_</u>				
SEC. 750. NCT-1 - NEIG	HBORHOOD COMMERC	IAL TRANSI	T CLUSTER	2	
DISTRICT.					
* * * *					
· · · ·					
Table 750. NEIGHBORH	HOOD COMMERCIAL TRA	ANSIT CLUS	STER DISTR	ICT NCT-1	
	ZONING CONTROL	<b>FABLE</b>			
* * * *					

Zoning Category	§ References	Controls			
* * * *	* * * *	* * * *			
NON-RESIDENTIAL STANDARDS	S AND USES				
* * * *	* * * *	* * * *	_		
		Controls by Story			
* * * *	* * * *	1st         2nd         3rd+           * * * *         * * * *         * * *	*		
Sales and Service Use Category					
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	P(4) NP NP			
* * * *	* * * *	* * * * * * * * * *	*		
Massage Establishment	<u>§§</u> 102, <u>204</u> , <u>303(n)</u> , <u>703</u>	NP <u>P</u> NP(10)         NP(10)           * * * * * * * * * * * * * * * * * * *	*		
Services, Health	§ 102	P NP NP	_		
* * * *	* * * *	* * * * * * * * * *	*		
SEC. 751. NCT-2 - SMALL-S(		OMMERCIAL TRANSIT			
DISTRICT.					
* * * *					
Table 751. SMALL-SCALE N	NEIGHBORHOOD COMMEI	RCIAL TRANSIT DISTRICT			
	NCT-2				
Z	ONING CONTROL TABLE				
* * * *					
Zoning Category	§ References	Controls			
NON-RESIDENTIAL STANDARDS					

* * * *	* * * *	* * * *				
		Controls by Story	Ond			
* * * *	* * * *	1st 2nd	3rd+			
Sales and Service Use Categor			1			
Retail Sales and Service Uses*		P P	NP			
* * * *	* * * *	* * * * * * * *	* * * * *			
Massage Establishment	§§ 102, 204, 303(n), 703	<u><i>CP</i></u> <u><i>NP</i>C(8)</u>	NP <u>(8)</u>			
* * *	* * * *	* * * * * * * * *	* * * * *			
SEC. 752. NCT-3 - MODERA STRICT. * * * *	<u>ory to a Hotel, or Personal Ser</u> ATE-SCALE NEIGHBORHOO	DD COMMERCIAL TR	ANSIT			
Table 752. MODERATE	-SCALE NEIGHBORHOOD (		SIT			
	DISTRICT NCT-3					
	ZONING CONTROL TABLE					
* * * *						
<b>-</b>		Controls				
Zoning Category	§ References	* * * *				
NON-RESIDENTIAL STANDARI	DS AND USES					
* * * *	* * * *	* * * *				
	- •	Controls by Story				
		1st 2nd	3rd+			
* * * *	* * * *	* * * * * * * *	* * * *			
Sales and Service Use Categor						
<b>Retail Sales and Service Uses*</b>	§§ 102, 202.2(a) <u>, 202.3</u>	P P	NP			
* * * *	* * * *	* * * * * * * *	* * * *			

Massage Establishment	<u>§§</u> 102 <u>, 204, 303(n)</u> , 703	<u><i>CP</i></u>	C <u>(8)</u>	NP <u>(8)</u>
* * * *	* * * *	* * * *	* * * *	* * * *
* Not listed below				
(8) P if located within accessor	<u>y to a Hotel, or Personal Ser</u>	vice or Hea	<u>Ith Service</u>	<u>-</u>
SEC. 753. SOMA NEIGHBOR	HOOD COMMERCIAL TRA	NSIT DIST	RICT.	
* * * *				
Table 753. SOMA NEIG	HBORHOOD COMMERCIA			т
Z	ONING CONTROL TABLE			
* * * *				
Zaning Oatagan			Controls	
Zoning Category	§ References	* * * *	Controlo	
NON-RESIDENTIAL STANDARD	S AND USES			
* * * *	* * * *	* * * *		
			by Story	
* * * *	* * * *	1st * * * *	2nd * * * * *	3rd+ * * * *
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P * * * * *	P * * * *	NP * * * *
Massage Establishment	<u>§§ 102, 204, 303(n), 703</u>	<u>CP</u>	<u>NPC(6)</u>	NP(6)
* * * *	* * * *	* * * *	* * * *	* * * *
* Not listed below				
* * * *				
(6) P if located withinaccessor	<u>y to a Hotel, or Personal Ser</u>	<u>vice or Hea</u>	<u>lth Service</u>	<u>.</u>

SEC. 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT					
DISTRICT.					
* * * *					
Table 754. MISSI	ON STREET NEIGHBORH			ANSIT	
	DISTRICT				
	ZONING CONTROL	TARI F			
* * * *		.,			
Zoning Category	§ References		Control	S	
NON-RESIDENTIAL STAN					
* * * *	* * * *	* * * *			
		Controls k		2	
* * * *	* * * *	1st * * * *	2nd	3rd+	
Sales and Service Use Ca	tegory				
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	Р	Р	Р	
* * * *	* * * *	* * * *	* * * *	* * * *	
Massage Establishment	§ <u>§</u> 102 <u>, 204, <i>303(n)</i>,</u> 703	<u><i>C<u>P</u></i></u>	C <u>(9)</u>	NP <u>(9)</u>	
* * * *	* * * *	* * * *	* * * *	* * * *	
* Not listed below * * * * (9) P if located withinac	<u>ccessory to a Hotel, or Pers</u>	<u>onal Service</u>	<u>or Health Se</u>	<u>rvice.</u>	
SEC. 755. OCEAN AV	ENUE NEIGHBORHOOD (	COMMERCIA	AL TRANSIT	DISTRICT.	
Table 755. OCEAN AV	ENUE NEIGHBORHOOD	COMMERCI		DISTRICT	
* * * *	ZONING CONTROL	TABLE			

Zoning Category	§ Reference	es Controls	
* * * *	* * * *	* * * *	
NON-RESIDENTIAL STANDARD	DS AND USES		
* * * *	* * * *	* * * *	
		Controls by Story	
* * * *	* * * *	1st 2nd 3rd+	*
Sales and Service Use Category	v		
Retail Sales and Service Uses*	§§ 102, 202.2(a), 2	<u>202.3</u> P P NP	
* * * *	* * * *	* * * * * * * * * * *	*
Massage Establishment	<u>§§</u> 102 <u>, 204</u> , <i>303(n</i>	<u>ı), 703</u> C(5)(7) <u>NPC(7)</u> NP(7)	*
Services, Health	§ 102	C(5) P P	
* * * *	* * * *		*
Jse authorization on the ground sto	ry whether it is Princip	shment Use require <u>ss</u> a Conditional bal or Accessory. <u>onal Service or Health Service</u> .	
SEC. 756. GLEN PARK NEI		MERCIAL TRANSIT DISTRICT.	
* * * *			
Table 756. GLEN PARK N	IEIGHBORHOOD CO	OMMERCIAL TRANSIT DISTRICT	
	ZONING CONTROL	TABLE	
* * * *			
Zoning Category	§ References	Controls	
NON-RESIDENTIAL STANDARD			
* * * * *	* * *	* * * *	

		Controls b	ntrols by Story		
		1st	2nd	3rd+	
* * * *	* * * *	* * * *			
Sales and Service Use Categ	gory				
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	Р	Р	NP	
* * * *	* * * *	* * * *	* * * *	* * * *	
Massage Establishment	<u>§§ 102, 204, 303(n),</u> 703	<u><i>Є<u>Р</u></i></u>	<u>₩₽C(7)</u>	NP <u>(7)</u>	
* * * *	* * * *	* * * *	* * * *	* * * *	
* Not listed below					
* * * *					
(7) P if located within acce	essory to a Hotel, or Perso	onal Service	or Health Sei	<u>rvice.</u>	
SEC. 757. FOLSOM STR	EET NEIGHBORHOOD	COMMERCI	AL TRANSIT	Г	
DISTRICT.					
* * * *					
Table 757, FOI SOM	M STREET NEIGHBORH		FRCIAL TR	ANSIT	
	DISTRICT				
	ZONING CONTROL	TABLE			
* * * *					
Zoning Category	§ Referenc	es	Con	trols	
* * * *	* * * *		* * *		
NON-RESIDENTIAL STAND	ARDS AND USES				
* * * *	* * * *	*	* * *		
		Co	ontrols by St	ory	
		1s		3rd+	
* * * *	* * * *	*	* * * * *	* * * * * *	
Sales and Service Use Categ					
Retail Sales and Service Use	es*   §§ 102, 202.2(a),	<i>202.3</i> P	P	NP	

	* * * *	* * * *	* * * * * * * * * * * *
1	Massage Establishment	§ <u>§</u> 102 <u>, 204, <i>303(n)</i>, 703</u>	$\frac{CNP(11)}{C(11)}  NP(11)$
2		<u>38</u> 102 <u>, 204, 303(<i>n</i>), 105</u>	
3			
	Services, Health	§ 102 * * * *	P(7)(8) NP NP
4			
5	* Not listed below		
6	* * * *		
7	(7) Must be primarily open to	the general public on a clier	nt- oriented basis, NP if not.
8	(8) P on first or second floor, b	out not both.	
9	* * * *		
10	(11) P if located within accesso	<u>ry to a Hotel,</u> - <del>or</del> Personal Se	ervice or Health Service.
11			
12			
13	SEC. 758. REGIONAL COMM	ERCIAL DISTRICT.	
14	* * * *		
	Table 758. F	REGIONAL COMMERCIAL	DISTRICT
15	Z	ONING CONTROL TABLE	
16	* * * *		
17	Zoning Category	§ References	Controls
18	* * * *	* * * *	* * * *
19	NON-RESIDENTIAL STANDARDS	AND USES	
20	* * * *	* * * *	* * * *
21			Controls by Story
22	* * * *	* * * *	1st         2nd         3rd+           * * * * *         * * * * *         * * * *
	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	§ <u>§</u> 102, <u>204, 303(n), 703</u>	CP(6)(7) CNP(10) NP(7)(10
25			<u>C(7)(10)</u> )

1	* * * *	* * * *	*	* * *	* *	* *	* * *	* *	ť
	Services, Health	§ 102	P(	6)(7) * * * *	<u>NP</u>	* *	NP	* 1	k
2									
3	* Not listed below								
4	* * * *								
5	(6) P when primarily ope	n to the general public o	n a client-orie	ented b	asis.				
6	(7) P on first or second f	loor, but not on both; P c	on all floors in	Histori	c Buil	dings	3.		
7	* * * *								
8	(10) P if located withinacc	cessorv to <i>a Hotelor</i> Per	sonal Service	e or Hea	alth S	ervic	e.		
9	<u>(10) 1 9</u> .000.00	<u></u>				<u></u>	<u> </u>		
10	SEC. 759. DIVISADERO				трл	NCIT	r		
11					- 1174	NOL			
	DISTRICT.								
12	* * * *								
13	Table 759. DIVISADE	RO STREET NEIGHBOI		MERC	IAL T	RAN	ISIT		
14		DISTRICT							
15		ZONING CONTROL	TABLE						
16	* * * *								
17	Zoning Octoromy			Cc	ontrol	s			
10	Zoning Category NON-RESIDENTIAL STAND	§ References							
18	* * * *	* * * *	* * * *						
19			Controls b	by Stor	у				
20			1st	2nd		3rc	+k		
21	* * * *	* * * *	* * * *						
	Sales and Service Use Cate Retail Sales and Service								
22	Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	P	Р		NF	)		
23	* * * *	* * * *	* * * *	* *	* *		* *	*	
24	Grocery, General	<u>§§ 102, 202.3</u>	P(5)	P(5)		NF	)		
25	Massage Establishment	§ <u>§</u> 102 <u>, 204, <i>303(n)</i>,</u> 703	<u>EP</u>	<u>NPC(</u>	<u>9)</u>	NF	P <u>(9)</u>		

* Not listed below				
* * * *				
(9) P if located withina	ccessory to a Hotel, or Pers	onal Service	or Health Se	rvice.
<u></u>	=			
SEC. 760. FILLMORE	STREET NEIGHBORHOO		CIAL TRANS	ыт
STRICT.				
* * * *				
			_	
Table 760. FILLN	IORE STREET NEIGHBOR	HOOD COM	MERCIAL TR	RANSI
	DISTRICT			
	DISTRICT ZONING CONTROL	TABLE		
* * * *		TABLE		
* * * *		TABLE		
* * * * Zoning Category	ZONING CONTROL § References	TABLE	Controls	5
* * * * Zoning Category NON-RESIDENTIAL STAN	ZONING CONTROL § References	<b>TABLE</b>	Controls	S
	ZONING CONTROL § References			S
	ZONING CONTROL § References NDARDS AND USES * * * *	* * * *		
NON-RESIDENTIAL STAN	ZONING CONTROL § References NDARDS AND USES * * * * * * * *	* * * * Controls b	by Story	s 3rd+
NON-RESIDENTIAL STAN	ZONING CONTROL § References NDARDS AND USES * * * * * * * *	* * * * Controls b 1st * * * *	by Story 2nd	3rd+
NON-RESIDENTIAL STAN	ZONING CONTROL § References NDARDS AND USES * * * * * * * *	* * * * Controls b 1st	by Story	
NON-RESIDENTIAL STAN * * * * * * * * * * * * Sales and Service Use Ca Retail Sales and Service	ZONING CONTROL § References NDARDS AND USES * * * * * * * *	* * * * Controls b 1st * * * * * P * * * * *	by Story 2nd	3rd+

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## Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

## ZONING CONTROL TABLE

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS	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	<u>§§</u> 102 <u>, 204, 303(n), 703</u>	C <u>(7)</u> <u>NPC(7)</u> NP(7)
* * * *	* * * * \$ 102	C P C
Services, Health	§ 102	
(7) P if located withinaccessory	<u>v to a Hotel, <del>or</del> Personal Ser</u>	<u>vice or Health Service.</u>
SEC. 762. VALENCIA STREE	T NEIGHBORHOOD COM	IERCIAL TRANSIT
DISTRICT.		
* * * *		
Table 762. VALENCIA ST	REET NEIGHBORHOOD C	OMMERCIAL TRANSIT
	DISTRICT	
Z	ONING CONTROL TABLE	
* * * *		

Zoning Category	§ References		Control	S
NON-RESIDENTIAL STAN	DARDS AND USES	* * * *		
		Controls	by Story	
		1st	2nd	3rd+
* * * *	* * * *	* * * *	•	
Sales and Service Use Ca	tegory			
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	Р	С	NP
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§ 102, 204, <i>303(n)</i>, 703</u>	<u><i>CP</i></u>	C <u>(8)</u>	NP <u>(8)</u>
		1	1	1
* Not listed below				
* * * *				
(8) P if located withinac	<u>ccessory to a Hotel, or Pers</u>	sonal Service	or Health Se	<u>rvice.</u>
	ET - MISSION NEIGHBO			DANCIT
				NANGH
ISTRICT.				
* * * *				
Table 763. 24TH STR	EET – MISSION NEIGHB		OMMERCIAL	TRANSI
	DISTRICT			
	ZONING CONTROI	IABLE		
* * * *				
Zoning Category	§ Referen	ces	Cor	ntrols
* * * *	* * * *	*	* * *	
NON-RESIDENTIAL STAN	DARDS AND USES			
* * * *	* * * *	*	* * *	
		С	ontrols by S	tory
			st 2nd	
* * * *	* * * *	*	* * * * *	* * * *
Sales and Service Use Ca	tegory			

	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	Р	NP	NP
1	* * * *	* * * * *	* * * *	* * * * *	* * * *
2	Massage Establishment	<u>§§ 102, 204, 303(n), 703</u>	<u><i>CP</i></u>	<u>NPC(8)</u>	NP <u>(8)</u>
3	Services, Health	<u>* * * *</u> § 102	* * * * P	C * * * *	* * * * NP
4	* * * *	* * * *	I * * * *	* * * * *	INI * * * * *
	* NL / P. /		<u>.</u>	<u>.</u>	
5	* Not listed below				
6	* * * *				
7	(8) P if located within accessor	<u>y to a Hotel, or Personal Ser</u>	<u>vice or Hea</u>	alth Service	÷
8					
9					
10	SEC. 764. UPPER MARKET S		COMMER		N211
11	DISTRICT.				
12	* * * *				
13	Table 764. UPPER MARKET	STREET NEIGHBORHOO	D COMME	RCIAL TR/	ANSIT
14		DISTRICT			
15	7	ONING CONTROL TABLE			
	<b>-</b>				
16	* * * *				
17	Zoning Category	§ References		Controls	
18	* * * *	* * * *	* * * *		
19	NON-RESIDENTIAL STANDARDS	S AND USES			
	* * * *	* * * *	* * * *		
20			Controls	s by Story 2nd	3rd+
21	* * * *	* * * *	13L * * * *		
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	<u>§§</u> 102 <u>, 204, 303(n), 703</u>	<u>EP</u>	C <u>(10)</u>	NP <u>(10)</u>
	* * * *	* * * *	* * * *	* * * * *	* * * *
25	Services, Health	§ 102	P(7)	Р	С

* * * *				
* Not listed below				
* * * *				
(7) Clinics licensed as commur	nitv and free clinics as def	ined under (	California F	lealth
and Safety Code Section 1204(a)(1) an	-			
and Safety Code Section 1206(b) are P		-		
•				u363
are subject to the provisions of Section	303.7 of this Code.			
* * * *				
(10) P if located within accessory	<u>to a Hotel</u> , or <u>Personal Se</u>	ervice or He	alth Service	<u>ə.</u>
	IUNITY BUSINESS DIST	RICT.		
SEC. 810. CHINATOWN COMM	IUNITY BUSINESS DIST	RICT.		
	IUNITY BUSINESS DIST Table 810	RICT.		
	Table 810		ITROL TAE	BLE
* * * *	Table 810		ITROL TAE	3LE
* * * * CHINATOWN COMMUNITY	Table 810		ITROL TAE	
* * * * CHINATOWN COMMUNITY * * * *	Table 810 BUSINESS DISTRICT ZC	ONING CON	Controls ntrols by S	Story
<pre>* * * * CHINATOWN COMMUNITY * * * * Zoning Category</pre>	Table 810 BUSINESS DISTRICT ZC	ONING CON	Controls	Story
* * * * CHINATOWN COMMUNITY * * * * Zoning Category NON-RESIDENTIAL USES	Table 810 BUSINESS DISTRICT ZC	DNING CON	Controls ntrols by S 2nd	Story
* * * * CHINATOWN COMMUNITY * * * * Zoning Category NON-RESIDENTIAL USES * * * *	Table 810 BUSINESS DISTRICT ZC	DNING CON	Controls ntrols by S 2nd	Story
<pre>* * * * CHINATOWN COMMUNITY * * * * Zoning Category NON-RESIDENTIAL USES * * * * Sales and Service Use Category</pre>	Table 810         BUSINESS DISTRICT ZO         § References         § References         §§ 102, 202.2(a), 202.3         * * * *	ONING CON Cor 1st * * * *	Controls ntrols by S 2nd * * * *	<b>Story</b> 3rd * * * P
* * * *      CHINATOWN COMMUNITY      * * * *      Zoning Category      NON-RESIDENTIAL USES      * * *      Sales and Service Use Category      Retail Sales and Service Uses*	Table 810         BUSINESS DISTRICT ZO         § References         § References         §§ 102, 202.2(a), 202.3         * * * *         §§ 102, 204, 303(n),	NING CON	Controls ntrols by S 2nd * * * * P	6tory 3rd * * * P * * *
<pre>* * * * CHINATOWN COMMUNITY * * * * Zoning Category NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * *</pre>	Table 810         BUSINESS DISTRICT ZO         § References         § References         §§ 102, 202.2(a), 202.3         * * * *	DNING CON Con 1st * * * * P * * * *	Controls ntrols by S 2nd * * * * * P * * * * *	Story 3rd * * * P * * *
<pre>* * * * CHINATOWN COMMUNITY * * * * Zoning Category NON-RESIDENTIAL USES * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * Massage Establishment</pre>	Table 810         BUSINESS DISTRICT ZO         § References         § References         §§ 102, 202.2(a), 202.3         * * * *         §§ 102, 204, 303(n), 803	DNING CON 1st * * * * P * * * * C( <u>4)</u>	Controls ntrols by S 2nd * * * * * P * * * * * C <u>(4)</u>	<b>Story</b> 3rd- * * *

Supervisors Mandelman; Ronen, Preston **BOARD OF SUPERVISORS** 

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#### 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.

(4) P if accessory to a Hotel, or Personal Service or Health Service.

11 This district is intended to preserve the street's present character and scale and to 12 accommodate uses primarily appealing to visitors (e.g. tourist gifts shops, jewelry stores, art 13 goods, large restaurants). In order to promote continuous retail frontage, entertainment, 14 financial services, *medicalhealth* service, automotive, and drive-up uses are restricted. Most 15 commercial uses, except financial services are permitted on the first two stories. 16 Administrative services, (those not serving the public) are prohibited in order to prevent 17 encroachment from downtown office uses. There are also special controls on restaurants and 18 tourist hotels. Building standards protect and complement the existing small-scale 19 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.

24 25

#### Table 811

### CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE

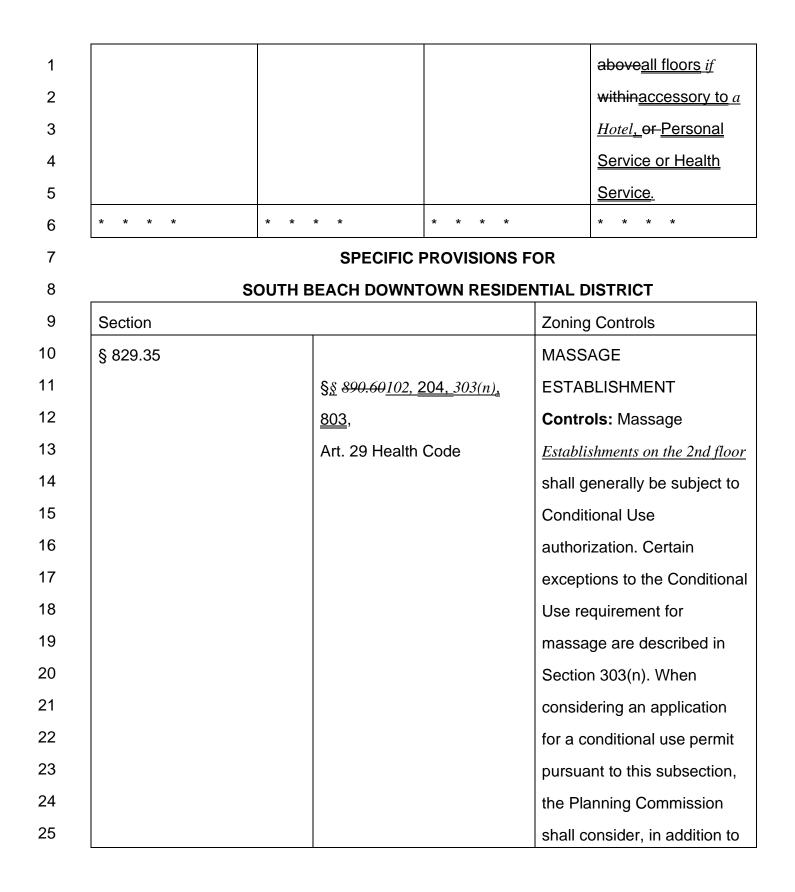
- \* \* \* \*

Zoning Category	§ References	Controls				
NON-RESIDENTIAL USES		Controls by S		itory		
	* * *		2nd	3rd+		
	* * * *	* * * *	* * * *			
Sales and Service Use Category Retail Sales and Service Uses*	88 102 202 2(a) 202 2	Р	P	NP		
* * * *	<u>§§ 102, 202.2(a), 202.3</u> * * * *	P * * * *	P * * * *	NP * * * *		
Massage Establishment	<u>§§</u> 102 <u>, 204, 303(n),</u> 803	<u> <i>C</i>NP<u>C(3)</u></u>	C <u>(3)</u>	<u><i>C</i>NP(3)</u>		
* * * *	* * * *	* * * *	* * * *	* * * *		
Services, Health	§ 102	NP	Р	NP		
* * * *	* * * *	* * * *	* * * *	* * * *		
SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT. * * * *						
	Table 812					
CHINATOWN RESIDENTIAL	NEIGHBORHOOD CON	IMERCIAL	DISTRICT	г		
ZONING CONTROL TABLE						
Zoning Category	§ References		Controls	6		
NON-RESIDENTIAL USES		Со	ntrols by	Story		

			<b>1st</b>	2nd	3r
* * * *				* * * *	* *
Sales and Servic					
Retail Sales and	Service Uses*	<u>§§ 102, 202.2(a), 202.3</u>	P * * * *	NP * * * *	NP * *
	h an a a t				
Massage Establis		<u>§§</u> 102 <u>, 204, 803</u>	<u><i>C<u>P</u></i></u> * * * *	NP <u>(3)</u>	NP * *
	ed within <u>accessory to</u> a <u>F</u>	<u>Iotel, or Personal Service</u> WN RESIDENTIAL MIXE			RH-
RIN	ICON HILL DOWNTOW	Table 827 N RESIDENTIAL MIXED	USE DIST	RICT	
RIN * * * *			USE DIST	RICT	
* * * * No.		N RESIDENTIAL MIXED G CONTROL TABLE	Rin Do Reside Use Dis	RICT con Hill wntown ential Mix strict Zor ontrols	
* * * * No.	ZONING Zoning Category	N RESIDENTIAL MIXED G CONTROL TABLE	Rin Do Reside Use Dis	con Hill wntown ential Mix strict Zor	
* * * * No.	ZONING	N RESIDENTIAL MIXED G CONTROL TABLE	Rin Do Reside Use Dis	con Hill wntown ential Mix strict Zor	
* * * * No.	ZONING Zoning Category	N RESIDENTIAL MIXED G CONTROL TABLE	Rin Do Reside Use Dis Co *	con Hill wntown ential Mix strict Zon ontrols * * *	ning

				1
1	.35	Massage	§ <u>§</u> <del>890.60<u>102, <b>204</b>,</u></del>	<u>P on the 1st floor, </u> C #
2		Establishment	<u>303(n), <b>803</b>,</u>	on the 2nd floor, and
3			Art. 29 Health Code	<u>NP on 3rd floor and</u>
4				<u>above, except P on the</u>
5				2nd floor and above
6				<u>all floors if</u>
7				withinaccessory to a
8				<u>Hotel, or Personal</u>
9				Service or Health
10				<u>Service.</u>
11	* * * *	* * * *	* * * *	* * * *
12				
13		SPECIFI	C PROVISIONS FOR	
14		<b>RINCON HILL DOWN</b>	TOWN RESIDENTIAL MI	KED USE
14 15	Section	RINCON HILL DOWN	TOWN RESIDENTIAL MI	XED USE
	Section § 827.35	RINCON HILL DOWN § <u>§</u> 890.60102, 204,		
15			Zoning Controls	MENT
15 16		§ <u>§</u> <del>890.60<u>102, <b>204</b>,</u></del>	Zoning Controls MASSAGE ESTABLISHI	MENT blishments on the 2nd
15 16 17		§ <u>§</u> <del>890.60<u>102, <b>204</b>,</u> <u>303(n), <b>803</b>,</u></del>	<i>Zoning Controls</i> MASSAGE ESTABLISHI <b>Controls:</b> Massage <u><i>Estal</i></u>	MENT b <u>lishments on the 2nd</u> ubject to Conditional
15 16 17 18		§ <u>§</u> <del>890.60<u>102, <b>204</b>,</u> <u>303(n), <b>803</b>,</u></del>	Zoning Controls MASSAGE ESTABLISHI <b>Controls:</b> Massage <u>Estat</u> <u>floor</u> shall generally be su	MENT <u>blishments on the 2nd</u> ubject to Conditional n exceptions to the
15 16 17 18 19		§ <u>§</u> <del>890.60<u>102, <b>204</b>,</u> <u>303(n), <b>803</b>,</u></del>	<i>Zoning Controls</i> MASSAGE ESTABLISHI <b>Controls:</b> Massage <u>Estat</u> <u>floor</u> shall generally be su Use authorization. Certai	MENT blishments on the 2nd ubject to Conditional n exceptions to the nent for massage are
15 16 17 18 19 20		§ <u>§</u> <del>890.60<u>102, <b>204</b>,</u> <u>303(n), <b>803</b>,</u></del>	Zoning Controls MASSAGE ESTABLISHI <b>Controls:</b> Massage <u>Estab</u> <u>floor</u> shall generally be so Use authorization. Certai Conditional Use requirem	MENT blishments on the 2nd ubject to Conditional n exceptions to the nent for massage are (n). When considering
15 16 17 18 19 20 21		§ <u>§</u> <del>890.60<u>102, <b>204</b>,</u> <u>303(n), <b>803</b>,</u></del>	Zoning Controls MASSAGE ESTABLISH Controls: Massage <u>Estat</u> <u>floor</u> shall generally be su Use authorization. Certai Conditional Use requiren described in Section 303	MENT blishments on the 2nd ubject to Conditional n exceptions to the nent for massage are (n). When considering itional use permit
15 16 17 18 19 20 21 22		§ <u>§</u> <del>890.60<u>102, <b>204</b>,</u> <u>303(n), <b>803</b>,</u></del>	Zoning Controls MASSAGE ESTABLISHI <b>Controls:</b> Massage <u>Estain</u> <u>floor</u> shall generally be su Use authorization. Certain Conditional Use requirent described in Section 303 an application for a cond	MENT <u>blishments on the 2nd</u> ubject to Conditional n exceptions to the nent for massage are (n). When considering itional use permit on, the Planning

		criteria listed in Section 3	803(c), the criteria
		described in Section 303	(n) and 890.60(b).
* * * *	* * * *	* * * *	
SEC. 829.	SOUTH BEACH DOWNTO	WN RESIDENTIAL MIX	ED USE DISTRICT
SB-DTR).			
* * * *			
		Table 829	
SOUTI	H BEACH DOWNTOWN RE	SIDENTIAL_MIXED USE	DISTRICT ZONING
	CONTR	OL TABLE	
* * * *			
No.	Zoning Category	§ References	South Beach Downtown Residential Mixed Use District Zoning Controls
* * * *	* * * *	* * * *	* * * *
Non-Residentia	al Standards and Uses		
* * * *	* * * *	* * * *	* * * *
.26	All Non-Residential L	Jses Permitted, except a	s described below, §
	825(c)(1)(A)		
	825(c)(1)(A)		
* * * *	825(c)(1)(A)	* * * *	* * * *
	825(c)(1)(A) * * * * Massage	* * * * § <u>\$</u> <del>890.60<u>102, <b>204</b>,</u></del>	* * * * <u>P on the 1st floor, </u> C #
	* * * *	* * * * * § <u>§</u> <del>890.60<u>102, 204.</u> <u>303(n)</u>, <u>803.</u></del>	
* * * *	* * * * Massage		<u>P on the 1st floor, </u> C #
	* * * * Massage	<u>303(n)</u> , <u>803.</u>	<u>P on the 1st floor, </u> C # <u>on the 2nd floor, and</u>



1			the criteria listed in Section
2			303(c), the criteria described
3			in Section 303(n) and
4			890.60(b).
5	* * * *	* * * *	* * * *

#### 7

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

8 The Mixed Use-General (MUG) District is largely comprised of the low-scale, 9 production, distribution, and repair (PDR) uses mixed with housing and small-scale retail. The 10 MUG is designed to maintain and facilitate the growth and expansion of small-scale light 11 manufacturing, wholesale distribution, arts production and performance/exhibition activities, 12 general commercial and neighborhood-serving retail and personal service activities while 13 protecting existing housing and encouraging the development of housing at a scale and

#### 14 density compatible with the existing neighborhood.

15 Housing is encouraged over ground floor commercial and PDR uses. New residential 16 or mixed use developments are encouraged to provide as much mixed-income family housing 17 as possible. Existing group housing and dwelling units would be protected from demolition or 18 conversion to nonresidential use by requiring conditional use review. Accessory Dwelling 19 Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

20 Nighttime entertainment, movie theaters, adult entertainment and heavy manufacturing 21 uses are not permitted. Office is restricted to the upper floors of multiple story buildings.

22

2	c
2	J

22 23	Table 840 MUG – MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE					
24	No.	Zoning Category	§ References	Mixed Use-General District Controls		
25	* * *	* * * *	* * * *	* * * *		

I	*				
1					
2	Retail Sal	es and Ser	vices		
3	* * *	* * *	*	* * * *	* * * *
4	<u>840.52A</u>	Massage	Establishment	<u>§§ 102, 204, 303(n),</u>	P on 1st floor, C on 2nd floor,
				<u>803</u>	and NP on 3rd floor and above, except P on all floors if
				000	accessory to a Hotel, Personal Service or Health
					<u>Service.</u>
	Office				
	* * *	* * *	*	* * * *	* * * *
	840.65A		Professional; -inancial; Services	§§ 890.108, 890.110, 890.114	Subject to vertical control of Sec. 803.9(f). P on the ground
		Medical <u>He</u>		890.110, 890.114	floor when primarily open to
					the general public on a client- oriented basis.
	* * * * SEC. 841. MUR – MIXED USE-RESIDENTIAL DISTRICT. * * * *				
				Table 841	
		MUR – MIX	ED USE-RESIDEN	ITIAL DISTRICT ZONI	NG CONTROL TABLE
	* *	* *			
	N	0.	Zoning Catego	ry § References	s Mixed Use- Residential District Controls
	* * * *		* * * *	* * * *	* * * *
		•	n, Arts and Enterta		
	* * * *	*	* * * *	* * * *	* * * *
	841.59		Massage	§ <u>§</u> <del>890.60<u>102,</u> <u>204</u></del>	<u>.</u> <u>NPP on 1st floor, C on</u>
			Establishment	<u>303(n), 803</u>	2nd floor, and NP on

1				<u>3rd floor and above,</u>			
2				except P on 2nd floor			
3				and above all floors			
4				if within accessory to			
5				<u>a Hotel, or Personal</u>			
6				Service or Health			
7				<u>Service.</u>			
8	* * * *	* * * *	* * * *	* * * *			
9							
10	SEC. 848. CMUO - CENTRAL SOMA MIXED-USE OFFICE DISTRICT.						
11	* * * *						
12	Table 848						
13	CMUO – CENTRAL SOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE						
14	Central SoMa Mixed Use-Office District Controls						
15	Zoning Category	§	References	Controls			
16	* * * *						
17	NON-RESIDENTIAL ST	NON-RESIDENTIAL STANDARDS & USES					
18	* * * *	* * *	*	* * * *			
19	Sales and Service Use Category						
20	Retail Sales and Service	e § 102		P(1)			
21	Uses*						
22	* * * *	* * *	*	* * * *			
23	Massage Establishment	t § <u>§</u> 102, 2	<u>204, <i>303(n)</i>, 803</u>	NPP on 1st floor, C on 2nd			
24				floor, and NP on 3rd floor and			
25				above, except P on 2nd floor			

		1		
1			and above <u>all floors</u> if	
2			withinaccessory to a Hotel, or	
3			Personal Service or Health	
4			<u>Service.</u>	
5	* * * *	* * * *	* * * *	
6	* Not Listed Below			
7	(1) P up to 25,000 gross sq. ft. per lot; above 25,000 gross sq. ft. per lot permitted			
8	only if the ratio of other permitted uses to retail is at least 3:1.			
9	* * * *			
10				
11	SEC. 890.28. DESIGN PROFESSIONAL.			
12	An office use which provides professional design services to the general public or to			
13	other businesses and includes architectural, landscape architectural, engineering, interior			
14	design and industrial design services. It does not include (1) the design services of graphic			
15	artists or other visual artists which are included in the definition of arts activities described in			
16	Section 102.2 of this Code; (2) the services of advertising agencies or other services which			
17	are included in the definition of professional service activities described in Section 890.108 of			
18	this Code or administrative services, financial services or <i>medical health</i> service activities as			
19	identified in Sections 890.106,	890.110 or 890.114 of this Code	9.	
20				
21	SEC. 890.60. MASSAG	E ESTABLISHMENT.		
22	(a) <b>Definition.</b> Massa	age Establishments are defined	by Section 29.5 of the Health	
23	Code. For purposes of the Planning Code only, "Massage Establishment" shall include both a			
24	"Massage Establishment" and <u>but not</u> a "Sole Practitioner Massage Establishment," as these			
25	terms are defined in Section 29.5 of the Health Code. Any Massage Establishment shall have			

first obtained 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.

- (b) Controls. Massage Establishments shall be subject to Conditional Use
  authorization. Certain exceptions to the Conditional Use for accessory use massage are
  described in subsection (c) below. When considering an application for a conditional use
  permit pursuant to this subsection, the Planning Commission shall consider, in addition to the
  criteria listed in Section 303(c), the additional criteria described in Section 303(n).
- 9 (c) Exceptions. Certain exceptions would allow a massage use to be "permitted"
  10 without a Conditional Use authorization including:
- (1) Certain Accessory Use Massage and provided that the massage use is
  accessory to a principal use; the massage use is accessed by the principal use; and the
  principal use is:
- (A) a dwelling unit and the massage use conforms to the requirements of
  Section 204.1, for accessory uses for dwelling units in R or NC districts; or
- (B) a tourist hotel as defined in Section 790.46 of this Code, that contains 100 or
  more rooms,
- 18 (C) a large institution as defined in Section 790.50 of this Code; or
- 19

(D) a hospital or medical center, as defined in Section 790.44 of this Code.

- 20 (2) Chair Massage. The only massage service provided is chair massage, such
   21 service is visible to the public, and customers are fully-clothed at all times.
- 22 (3) Sole Practitioner Massage Establishments, as defined in Section 29.5 of the
- 23 Health Code.
- 24
- 25 SEC. 890.114. SERVICE, <u>MEDICALHEALTH</u>.

1	A use generally an office use which provides medical and allied health services to
1	A use, generally an office use, which provides medical and allied health services to
2	the individual by physicians, surgeons, dentists, podiatrists, psychologists, psychiatrists,
3	acupuncturists, chiropractors, <u>Sole Massage Practitioners,</u> or any other health-care
4	professionals when licensed by a State-sanctioned Board overseeing the provision of
5	medically oriented services. It includes a clinic, primarily providing outpatient care in medical,
6	psychiatric or other health services, and not part of a hospital or medical center, as defined in
7	Section 890.44 of this Code.
8	
9	Section 4. Effective Date. This ordinance shall become effective 30 days after
10	enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
11	ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
12	of Supervisors overrides the Mayor's veto of the ordinance.
13	
14	Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
15	intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
16	numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
17	Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
18	additions, and Board amendment deletions in accordance with the "Note" that appears under
19	the official title of the ordinance.
20	
21	APPROVED AS TO FORM:
22	DENNIS J. HERRERA, City Attorney
23	By: /s/ Victoria Wong
24	VICTORIA WONG Deputy City Attorney
25	n:\legana\as2021\2000612\01581134.docx

Supervisors Mandelman; Ronen, Preston **BOARD OF SUPERVISORS** 

#### **REVISED LEGISLATIVE DIGEST**

(Amended in Committee, 2/7/2022)

[Planning Code - Massage Establishment Zoning Controls]

Ordinance amending 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 Articles 1 and 8 and remove it from the definition of Massage Establishments; 2) regulate Massage Establishments generally consistent with Health Services, with some exceptions; 3) eliminate the threemonth 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; 6) rename Medical Services to Health Services in Article 8 and make other conforming amendments; and 67) 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.

#### Existing Law

Section 102 of the Planning Code<sup>1</sup> defines Sole Practitioner Massage Establishments as a type of Massage Establishment.

Section 202(a) provides that where a Massage Establishment is required to close as a result of a Planning Code or the Health Code violation, no new Massage Establishment may be approved at the site for three years.

Sections 102 and 145.4 refer to Medical Services.

Section 303(n) requires that when considering a conditional use authorization for a Massage Establishment, the Planning Commission shall consider whether the applicant has a permit from the Department of Public Health under Section 29.10 of the Health Code. Section 303 also excepts accessory use Massage Establishments located in "tourist hotels" with 100 or more rooms or located in accessory dwelling units from the conditional use authorization requirement.

Section 342.1 excludes massage uses from its definition of Medical Services.

Zoning tables in Articles 2, 7 and 8 generally require Massage Establishments to obtain conditional use authorization.

<sup>&</sup>lt;sup>1</sup> All references to Code sections refer to the Planning Code unless otherwise stated.

Section 890.60 defines Solo Practitioner Massage Establishments as a type of Massage Establishment and exempts them from the conditional use requirement for Massage Establishments in Article 8 districts.

Section 890.114 defines the use category "Medical Service."

#### Amendments to Current Law

The ordinance would amend Sections 102 and 890.60 to remove Sole Practitioner Massage Establishments from the definition of Massage Establishment, and would add them to the definition of Health Services.

The ordinance would also amend Sections 102 and 145.4 to replace outdated references to "Medical Services" with references to "Health Services."

The ordinance would amend Section 202(a) to require that where a Massage Establishment is required to close as a result of a Planning Code or the Health Code violation, no new Massage Establishment or Personal Service may be approved at the site for three years.

The ordinance would amend Section 303(n) to delete whether a Massage Establishment holds a permit from the Department of Public Health under Section 29.10 of the Health Code from the factors for consideration of a conditional use authorization. It would also amend Section 303(n) to except Massage Establishments in all Hotels from otherwise an applicable conditional use authorization requirement, and would delete the exception from the conditional use authorization requirement for Massage Establishments in accessory dwelling units.

The ordinance would amend Section 342.1 to delete the provision excluding massage uses from its definition of Medical Services.

The ordinance would amend various zoning district controls in Articles 2, 7 and 8 to align zoning controls for Massage Establishments with existing zoning controls for Health Services in those districts, except that 1) Massage Establishments would be not permitted on the 3rd floor and above, and 2) Massage Establishments that are accessory to a Hotel, Personal Service or Health Service would be principally permitted on all floors. The ordinance would also amend Section 711 to make Massage Establishments subject to conditional use authorization on the second floor and above when accessory to a Hotel, Personal Service or Health Service, within certain geographic boundaries within the NC-2 zoning district.

The ordinance would amend Section 890.114 to rename Medical Service to Health Service, and would make a conforming amendment to Section 890.28.

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February 4, 2022

Ms. Angela Calvillo, Clerk Honorable Supervisor Mandelman 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 2021-012566PCA: Massage Establishments Zoning Ordinance Board File No. 211263

Planning Commission Recommendation: Approval with modification

Dear Ms. Calvillo and Supervisor Mandelman,

On February 3, 202, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, sponsored by Supervisor Mandelman 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 modification was as follows:

• Amend the NC-2 Zoning Control Table to make Massage Establishments Principally Permitted on the first floor.

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 Jacob Bintliff, Aide to Supervisor Mandelman Erica Major, Office of the Clerk of the Board

#### Attachments :

Planning Commission Resolution Planning Department Executive Summary





# PLANNING COMMISSION Resolution No. 21066

Project Name:	Massage Establishment Zoning Controls	
Case Number:	2021-012566PCA [Board File No. 211263]	
Initiated by:	Supervisor Ronen / Introduced December 6, 2021	
Staff Contact:	Veronica Flores, Legislative Affairs	
	Veronica.Flores@sfgov.org, 628-652-7525	
<b>Reviewed by:</b>	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 December 6, 2021 Supervisor Ronen introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 211263, 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 February 3, 2022; 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 modification** the proposed ordinance. The Commission's proposed recommendations are as follows:

1. Amend the NC-2 Zoning Control Table to make Massage Establishments Principally Permitted on the first floor.

### **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 allow Massage Establishments as an Accessory Use to Health Services.

#### **General Plan Compliance**

The proposed Ordinance is 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 builds on Supervisor Ronen's recent ordinance further aligning Massage Establishments with other Health Services. 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 still review Massage Establishments based on their land use and allow them as accessory to Health Services.

#### **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 MODIFICATION the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 3, 2022.

Jonas P. Ionin Commission Secretary

- AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore, Tanner
- NOES: None
- ABSENT: None
- ADOPTED: February 3, 2022





# EXECUTIVE SUMMARY PLANNING CODE TEXT AMENDMENT

## HEARING DATE: February 3, 2022

90-Day Deadline: March 8, 2022

Project Name: Case Number:	Massage Establishment Zoning Controls 2021-012566PCA [Board File No. 211263]
Initiated by:	Supervisor Ronen / Introduced December 6, 2021
Staff Contact:	Veronica Flores, Legislative Affairs
Starr Contact.	Veronica.Flores@sfgov.org, 628-652-7525
<b>Reviewed by:</b>	Aaron Starr, Manager of Legislative Affairs
	aaron.starr@sfgov.org, 628-652-7533
<b>Recommendation:</b>	Approval

# **Planning Code Amendment**

## Amendments in the Duplicate Ordinance

The proposed Ordinance would amend the Planning Code to allow Massage Use as an Accessory Use to Health Services.

## Amendments in the Original Ordinance<sup>1</sup>

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 Articles 1 and 8 and remove it from the definition of Massage Establishments; 2) regulate Massage Establishments generally consistent with Health Services, with some exceptions; 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; 6) rename Medical Services to Health Services in Article 8 and make other conforming amendments; and 7) delete related provisions that have expired through

<sup>&</sup>lt;sup>1</sup> Board File 210381, which contains these amendments, became effective on January 21, 2022. The online Planning Code may not have been updated yet to reflect the changes made in that Ordinance.

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.

## The Way It Is Now:

Massage Establishments are permitted as an Accessory Use to Hotel, Personal Service, and Institutional Uses.

## The Way It Would Be:

In additional to Hotels, Personal Service, and Institutional Uses, Massage Establishments would also be permitted as an Accessory Use to a Health Service use.

## Background

On April 13, 2021, Supervisor Ronen introduced <u>Board File 210381</u> that amended Massage Establishment zoning controls and regulated them more similarly to Health Services such as dentists, psychiatrists, chiropractors, and other licensed health care professionals. The Ordinance appeared in front of the Planning Commission on June 3, 2021, during which time the Commission unanimously recommended approval with staff modification.<sup>2</sup> At the Land Use and Transportation Committee hearing on December 6, 2021, Supervisor Peskin, at the request of Supervisor Ronen, duplicated the original file and included an amendment that would allow Massage Use as an Accessory Use to Health Services. Because this amendment was not considered by the Planning Commission on June 3, 2021, the duplicated Board File required rereferral to the Planning Commission for review and recommendation. Since Planning Commission has already considered all the other amendments in the attached Ordinance, only the amendment that allows Massage Establishments as accessory to Health Services is under consideration at this time.

## **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 Practitioners.

<sup>&</sup>lt;sup>2</sup> The Executive Summary for the original Ordinance is included as Exhibit C of this report.



### Massage Establishments as an Accessory Use

Supervisor Ronen's original Ordinance (effective January 21, 2022) permitted Massage Establishments as an Accessory Use to Hotels and Personal Services on all floors. This Ordinance proposes a similar exception to allow Massage Establishments as an Accessory Use to Health Services, subject to underlying class of districts provisions such as square footage maximums. Some Health Services uses, including chiropractor or acupuncture offices, often staff Massage Practitioners. Without the proposed Ordinance, only Sole Practitioners would be permitted where Health Services are allowed.

#### **General Plan Compliance**

The proposed Ordinance builds on Supervisor Ronen's recent ordinance further aligning Massage Establishments with other Health Services. 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 still review Massage Establishments based on their land use and allow them as accessory to Health Services.

#### **Racial and Social Equity Analysis**

The Planning Code amendments in the proposed Ordinance further align Massage Establishments with other Health Services, such as dentists, psychiatrists, and chiropractors. The original Ordinance allowed exceptions for Hotels and Personal Services, but did not consider Health Services. The duplicate Ordinance remedies this by also allowing Massage Establishments as Accessory Use to Health Services. This treats Massage Practitioners more equitably by allowing them to operate within more compatible uses. Future Ordinances should consider eliminating the Conditional Use Authorization requirement for Massage Establishments altogether to make them more on par with other Health Services.

#### Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

## Recommendation

The Department recommends that the Commission *approve* the proposed Ordinance and adopt the attached Draft Resolution to that effect.

#### **Basis for Recommendation**

The Department supports the overall goals of this Ordinance because it builds on previous efforts to make Massage Establishments more permissible throughout the city. This Ordinance would allow Massage Establishments as an Accessory Use to Health Services, such as such as dentists, psychiatrists, chiropractors, and other licensed health care professionals. This amendment is similar to how Massage Establishments are now permitted as Accessory Use to Hotels, Personal Services, and Institutional Uses.



# **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**

The Planning Department has received one letter of support from the Small Business Commission, sharing support for the amendment to allow Massages Establishments as an Accessory Use to Health Services.

## **Attachments:**

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Board of Supervisors File No. 211263
- Exhibit C: Executive Summary for Case No. 2020-006112PCA, Board File No. 210381
- Exhibit D: Letter of Support



**BOARD of SUPERVISORS** 



City Hall 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco, CA 94102-4689 Tel. No. (415) 554-5184 Fax No. (415) 554-5163 TDD/TTY No. (415) 554-5227

December 8, 2021

File No. 211263

Lisa Gibson Environmental Review Officer Planning Department 49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103

Dear Ms. Gibson:

On December 6, 2021, the Land Use and Transportation Committee Duplicated Board File No. 210381 and amended the Duplicate to be re-referred to the Commission:

File No. 211263

Ordinance amending 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 Articles 1 and 8 and remove it from the definition of Massage Establishments; 2) regulate Massage Establishments generally consistent with Health Services, with some exceptions; 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; 6) rename Medical Services to Health Services in Article 8 and make other conforming amendments; and 7) 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.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

Board of Supervisors Land Use and Transportation Referral for CEQA Page 2

> By: Erica Major, Assistant Clerk Land Use and Transportation Committee

#### Attachment

c: Joy Navarrete, Environmental Planning Don Lewis, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

12/23/2021

Joy Navarrete

**BOARD of SUPERVISORS** 



City Hall Dr. Carlton B. Goodlett Place, Room 244 San Francisco 94102-4689 Tel. No. 554-5184 Fax No. 554-5163 TDD/TTY No. 554-5227

April 21, 2021

File No. 210381

Lisa Gibson Environmental Review Officer Planning Department 1650 Mission Street, Ste. 400 San Francisco, CA 94103

Dear Ms. Gibson:

On April 13, 2021, Supervisor Ronen submitted the following legislation:

File No. 210381

Ordinance amending 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.

This legislation is being transmitted to you for environmental review.

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

Navarrete 5/13/2021

Attachment

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk Land Use and Transportation Committee



OFFICE OF SMALL BUSINESS REGINA DICK-ENDRIZZI, DIRECTOR

December 16, 2021

Ms. Angela Calvillo, Clerk of the Board City Hall Room 244 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4689

RE: BOS File No. 211263 – Planning Code – Massage Establishment Zoning Controls

Small Business Commission Recommendation to the Board of Supervisors: Support.

Dear Ms. Calvillo,

On December 13, 2021, the Small Business Commission (SBC or Commission) heard BOS File No. 211263 – Planning Code – Massage Establishment Zoning Controls. Amy Beinart, Legislative Aide to Supervisor Ronen, provided the Commission with an update on the original legislation, BOS. File No. 210381, and reviewed the set of amendments going back to the Planning Commission for review in BOS. File No. 211263. The SBC voted (7-0) to recommend that the Board of Supervisors support the new amended legislation.

The Commission has been actively engaged in addressing the challenges that massage practitioners and establishments face within the current planning code. The Commission previously supported BOS. File No. 210381 which addressed many of these challenges, including classifying massage uses as compatible with personal services. The Commission is in support of BOS. File 211263 which would clarify and permit massage uses alongside health services. These amendments will help to codify massage services with personal services (salons, cosmetic services, health spas) and health services (chiropractic care, acupuncture).

The Commission is appreciative of the offices of Supervisor Ronen and Supervisor Mandelman for these proposals which support small businesses in the City and County of San Francisco.

Thank you for considering the Commission's recommendation. Please feel free to contact me should you have any questions.

Sincerely,

ZMDick Endering

Regina Dick-Endrizzi Director, Office of Small Business

OFFICE OF SMALL BUSINESS 

SMALL BUSINESS COMMISSION

DR. CARLTON B. GOODLETT PLACE, ROOM 140, SAN FRANCISCO, CALIFORNIA 94102-4681
(415) 554-6408

cc: Hillary Ronen, Member of the Board of Supervisors Tom Paulino, Mayor's Liaison to the Board of Supervisors Rich Hillis, Director, Planning Department Joel Koppel, President, Planning Commission Patrick Fosdahl, Environmental Health Branch-Director, DPH Lisa Pagan, Office of Economic and Workforce Development Veronica Flores, Planning Department Erica Major, Land Use and Transportation, Clerk



OFFICE OF SMALL BUSINESS REGINA DICK-ENDRIZZI, DIRECTOR

June 17, 2021

Ms. Angela Calvillo, Clerk of the Board City Hall Room 244 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4689

RE: BOS File No. 210381 - Planning Code - Massage Establishment Zoning Controls

Small Business Commission Recommendation: **Approval** This motion passed 6 to 0, with 1 absent.

Dear Ms. Calvillo,

On May 24, 2021, the Small Business Commission (SBC) conducted a duly noticed public hearing at a regularly scheduled meeting for BOS File No. 210381 - Planning Code - Massage Establishment Zoning Controls introduced by Supervisor Ronen and co-sponsored by Supervisor Mandelman.

These amendments to the Planning Code now properly align Massage Therapy with Health Services as it has become an integral part of today's delivery of healthcare. In addition to pain management and premier athletes utilizing massage to maintain peak performance, massage has also become a critical part of neonatal and cancer recovery care. Many Chiropractic and Acupuncture clinics include massage to increase the recovery and health of their patients.

In 2019, the Office of Small Business issued the <u>Massage Regulatory Topic Paper</u> to provide the background and justification for needed to revise Massage Establishment zoning controls and to align the classification of Massage Establishment with Health Services.

In 2014, the California legislature passed AB-1147 which fully returned land use controls to local jurisdictions regarding massage establishments. This was responsive to many localities reporting that they were not able to effectively regulate the massage establishments in their respective areas. BOS Ordinance Nos. 73-15 and 72-15 were subsequently passed in 2015 that established the current regulatory structure and amended the Planning Code to significantly restrict the number of zoning districts both General Massage Establishments and Sole Practitioner Establishments could legally operation or approximately ~40% of Commercial Zoning Districts.<sup>1</sup> Of the 91, 62 are on the first story only. All General Massage Establishments must also apply for a permit to operate through the Conditional Use Authorization application process. All Sole Practitioner massage establishments are principally permitted in the same zoning districts where General Massage Establishments are allowed to operate in however, they required to engage in the Neighborhood Notification Process.

The American Massage Therapy Association (AMTA) estimates in 2021 that nationally, massage therapists are mostly female at an estimated 86% and 81% of massage therapists describe themselves as

<sup>&</sup>lt;sup>1</sup> <u>Opening and Operating Massage Establishments in San Francisco: Issues, Considerations, and Policy Options</u> (page 11)

sole practitioners.<sup>2</sup> This is supported by a 2017 report on the Diversity of Healthcare Occupations from the Department of Health and Human Services (HHS), which states that nationally, 82% of all massage therapists are estimated to be female<sup>3</sup>.

The federal Bureau of Labor Statistics (BLS) estimated in May of 2020 that 1370 massage therapists were employed in the San Francisco, Oakland, Hayward metro area<sup>4</sup>. Using that information, we can estimate that  $\sim$ 1,230 female massage therapists are employed in the San Francisco, Oakland, Hayward metro area. BLS also reported that in 2020, massage therapists earned a yearly median income of \$59,400 in the San Francisco, Oakland, Hayward metropolitan area20. Importantly, according to a 2020 report from the Department of Housing and Urban Development, an annual salary of \$97,600 would put a single adult in the low-income bracket<sup>5</sup>.

Noting the demographic make-up of these small businesses, the Small Business Commission determines amending the Planning Code for Massage Therapy is aligned with the goal of Prop H and Save our Small Business ordinance which is to reduce the barriers in opening a business for this industry and this industry is as equally important as the retail, and restaurants industry.

The Small Business Commission expresses it great appreciation to Supervisor Ronen, her aide Paul Monge, Planning staff, Veronica Flores and Aaron Starr, Jennifer Callewaert, Department of Public Health and Victoria Wong, City Attorney.

Thank you for considering the Commission's recommendation. Please feel free to contact me should you have any questions.

Sincerely,

AMDick Endienzi

Regina Dick-Endrizzi Director, Office of Small Business

cc: Hilary Ronen, Member, Board of Supervisors, Sophia Kittler, Mayor's Liaison to the Board of Supervisors Lisa Pagan, Office of Economic and Workforce Development Erica Major, Clerk of the Land Use and Transportation Committee

<sup>&</sup>lt;sup>2</sup> <u>https://www.amtamassage.org/publications/massage-industry-fact-sheet/</u>

<sup>&</sup>lt;sup>3</sup> <u>https://bhw.hrsa.gov/sites/default/files/bureau-health-workforce/data-research/diversity-us-health-occupations.pdf</u>

<sup>&</sup>lt;sup>4</sup> <u>https://data.bls.gov/oes/#/occGeo/One%20occupation%20for%20multiple%20geographical%20areas</u>

<sup>&</sup>lt;sup>5</sup> https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn



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:	Supervisors Ronen and Mandelman / Introduced April 12, 2021
Staff Contact:	Veronica Flores, Legislative Affairs
	Veronica.Flores@sfgov.org, 628-652-7525
<b>Reviewed by:</b>	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, 2021
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 would now be included as part of
the definition of Health Services.
Massage Establishments would be regulated like
Health Services, generally as follows:
<ul> <li>Principally permitted on the first floor</li> </ul>
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.
This three-month abandonment period for certain
nonconforming Massage Establishments would be
eliminated. As a result, nonconforming Massage
Establishments would have the same abandonment
provisions as all other land uses.
New Personal Services would also not be permitted
for at least three years at any location where a
Massage Establishment use was closed due to a
violation of the Planning or Health Codes.
This specific Conditional Use Authorization finding
would be eliminated.
The Conditional Use Authorization exception for
Massage Establishments accessory to a dwelling unit
would be eliminated. The Conditional Use
Authorization exception for Massage Establishments accessory to a Tourist Hotel would be amended to
exempt all Hotels, regardless of the number of hotel
rooms.
This notification requirement for accessory Massage



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,<sup>1</sup> 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

<sup>&</sup>lt;sup>1</sup> 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.<sup>2</sup> 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

<sup>&</sup>lt;sup>2</sup> 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.<sup>3</sup> 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.<sup>4</sup> 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

<sup>&</sup>lt;sup>4</sup> Office of Small Business, Massage Regulatory Topic Paper



<sup>&</sup>lt;sup>3</sup> 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.<sup>5</sup> 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.

<sup>&</sup>lt;sup>5</sup> 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
<b>Reviewed by:</b>	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** 

1	
2	

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	<b>Asterisks (</b> * * * *) 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

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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).

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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

<sup>6</sup> 

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) <b>Discontinuance</b>	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	a nonconforming use, su	uch use shall not after being so
13	changed, discontinued, or aba	ndoned be reestablishe	ed, and the use of the property thereafter
14	shall be in conformity with the	use limitations of this C	ode for the district in which the property
15	is located. Where no enclosed	building is involved, dis	scontinuance of a nonconforming use for
16	a period of six months shall co	nstitute abandonment.	Where a Massage Establishment is
17	nonconforming for the reason tha	ı <del>t it is within 1,000 feet of</del>	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	* * * *		

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(4) Massage Establis	hments. Any Massag	e 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 CO	ONTROL 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 CON	ITROL TA	BLE FOR	C-3 DIST	RICTS	
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	IRULIA		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	(23) C on the	2nd floor and NP on t	he 3rd floor a	nd above, exc	ept that a Mass	<u>age</u>		
14	Establishment locate	ed on the 2nd floor or a	ubove within a	Hotel is P.				
15								
16	SEC. 249.3	6. LIFE SCIENCE A			USE DISTRIC	CT.		
17	* * * *		_					
18	(c) Contro	Is. All provisions of t	he Planning	Code curren	tly applicable s	shall continue to		
19	apply, except as otherwise provided in this Section 249.36:							
20	(1)	<u> MedicalHealth</u> Servio	es. <u><i>Medical<u>I</u></i></u>	Health service	es, including m	edical 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>medicalhealth</i> service							
24	, C	ed with a hospital or						
					a in 030.44.			
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 <i>eChair/Foot mMassage</i> , 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 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.						
7	As used in these Sections 3	42 to 342.10. "Medica	l Use" shall m	ean a use as	defined		
8	in Section 890.114 or 890.44 of this (						
9	Section 102 of this Code, excluding a	•					
		any nousing operated	by a medical p		<i>y</i>		
10	<del>massage use</del> .						
11				_			
12	SEC. 710. NC-1 – NEIGHBO	RHOOD COMMERCI	AL CLUSTER	DISTRICT.			
13	* * * *						
14	Table 710. NEIGHBOR	HOOD COMMERCIA	L CLUSTER I	DISTRICT NO	C-1		
15	2	ZONING CONTROL T	ABLE				
16	Zoning Category	§ References		Controls			
17	* * * *		C	ontrole by S	tony		
18	NON-RESIDENTIAL USES		1st	ontrols by S 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>	ATER 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 <sup>st</sup> 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 <sup>st</sup> 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
-	* * * *	* * * * <b>S</b> (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 <sup>st</sup> 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> <b>C NP</b> (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 * * * * *
<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 * * * * *
<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       X * * * *       * * * * *	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       * * * * *			<b>δ</b> ε <b>102</b> 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       Yourge Street Street Story         24       Controls by Story         15       15	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
<ul> <li>* Not listed below</li> <li>* * * * *</li> <li>(10) P if located within a Hotel.</li> <li>(10) P if located within a Hotel.</li> <li>SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL</li> <li>DISTRICT.</li> <li>* * * *</li> <li>Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL</li> <li>DISTRICT</li> <li>DISTRICT</li> <li>ZONING CONTROL TABLE</li> <li>* * * *</li> <li>Xet * *</li> </ul>	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	by 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	by 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				
* * * *	* * * *	* * * *	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 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>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>E</i> <u>NP</u> * * * *	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 * *
<b>Sales and Service Use Car</b> <b>Retail Sales and Service</b> <b>Uses</b> * * * * * 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			1
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	<b>ا</b> * *
Massage Establishment	<u>§§ 102, 303(n)</u>	<u>NPC(4)</u> * * *	<u>NPC</u> * * * *	<b>ا</b> + +
Services, Health	§ 102	C(4)	P	
* * * *	* * * *	* * *	* * * *	* *
	•	•	•	
* Not listed below				
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(4) A Health Service Use <u>a</u>	and Massaca Establishment Us		<b>-</b>	
	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 <del>s</del> 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	hether 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 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 * * * * 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 LE	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	Р	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 * * * *	<b>3rd+</b> * * * *
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 <b>by Story</b> <b>2nd</b> * * * *</td> <td><b>3rd+</b> * * * *</td>	* * * * * * * * * Controls 1st * * * * *	Controls <b>by Story</b> <b>2nd</b> * * * *	<b>3rd+</b> * * * *
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 * * * *	<b>3rd+</b> * * * * 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 <b>by Story</b> <b>2nd</b> * * * NP * * * * NP (3)</td> <td><b>3rd+</b> * * * * NP * * * *</td>	* * * * * * * * * Controls 1st * * * * *	Controls <b>by Story</b> <b>2nd</b> * * * NP * * * * NP (3)	<b>3rd+</b> * * * * NP * * * *

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* 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 STAND * * * * 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 <sup>-</sup>	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				
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(6) P if located within a Hot	tal			
(0) $f$ if tocated within a $f(0)$	<u>iei.</u>			
SEC. 730. INNER SUNS			DISTRICT	
		OMMERCIAE		
* * * *				
Table 730. INNER	SUNSET NEIGHBORHC		RCIAL DIST	RICT
	ZONING CONTROL	TABLE		
* * * *				
			Controls	<b>;</b>
Zoning Category	& Potoroncoc			
Zoning Category	§ References			
Zoning Category NON-RESIDENTIAL STANDA		* * * *		

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

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* * * * Tabla 722 IBV/IN/			RCIAL DIST	RICT.
Table 722 ID\/IN(				
	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+
* * * *	* * * *	* * * *		JIUT
Sales and Service Use Cate	egory			
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	Р	Р	NP
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§</u> 102 <u>, <i>303</i>(<i>n</i>)</u>	<u>CP</u>	<u>NPC</u>	NP <u>(7)</u>
* * *	* * *	* * *	* * *	* *
* Not listed below				
* * * *				
	T , 1			
(7) <u><i>P if located within a H</i></u>	<u>lotel.</u>			
SEC. 733. TARAVAL S	TREET NEIGHBORHOOD	COMMERC		CT.
* * * *				
Table 733. TARAV	AL STREET NEIGHBORHO		ERCIAL DIS	TRICT
	ZONING CONTROL T			
* * * *	ZUMING CUMTRUL I	ADLE		
Zoning Category	§ References		Control	e

* * * *	* * * *	* * * *		
		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 Cate	gory			
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>
	* * * *	* * * *	* * * *	* * *
* * * *				
* * * * * * Not listed below			•	
				1
* Not listed below				I

SEC. 735. INNER BALBO	A STREET NEIGHBORHOOI		CIAL DIST	RICT.
	DA STREET NEIGHBORHOO			TRICT
Z(	ONING CONTROL TABLE			
Zoning Category	§ References		Controls	S
2011119 Category * * * *	* * * *	* * * *		
NON-RESIDENTIAL STANDAR	DS AND USES			
* * * *	* * * *	* * * *		
NON-RESIDENTIAL USES		Controls	by Story	
		1st	2nd	3rd
* * * *	* * * *	* * *	* * *	* *
Sales and Service Use Catego	ry			
Retail Sales and Service Uses	* §§ 102 <u>, 202.2(a), 202.3</u>	Р	Р	NP
	<b>8 ( 102</b> 202()	* * * *	* * * * *	* * * ND/
Massage Establishment * * * *	<u>§§</u> 102, <i>303(n)</i> * * * *	<u><i>CP</i></u> * * * *	<u>NPC</u> * * * * *	NP <u>(</u> * * *
* Not listed below	L			<u> </u>
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(3) P if located within a Hotel	, <u>-</u>			
SEC 736 OUTER BALBO	A STREET NEIGHBORHOO			TRICT
* * * *				
Table 736. OUTER BAI BO	DA STREET NEIGHBORHOO		RCIAL DIS	
* * * *	ONING CONTROL TABLE			
Zoning Category	§ References		Controls	6
* * * *	* * * *	* * * *		
NON-RESIDENTIAL STANDAR				

* * * *	* * * *	* * * *		
NON-RESIDENTIAL USES		Controls	by Story	
		1st	2nd	3rd+
* * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
Retail Sales and Service Uses*	<u>§§</u> 102 <u>, 202.2(a), 202.3</u>	P * * * *	P * * * *	NP
assage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<del>C</del> P	NPC	NP <u>(3)</u>
* * *	* * * * *	* * * *	* * * * *	* * * * *
* Net listed below	1			<u> </u>
* Not listed below				
* * * *				
(3) P if located within a Hotel.				
<u>157 1 ij iocaica wiinin a 1101ei.</u>				
		DIATDIAT		
SEC. 737. BAYVIEW NEIGHE	BORHOOD COMMERCIAL	DISTRICT.		
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* * * *	BORHOOD COMMERCIAL			
* * * * Table 737. BAYVIEW NEIGHE * * * *	BORHOOD COMMERCIAL CONTROL TABLE			
* * * * * Table 737. BAYVIEW NEIGHE	BORHOOD COMMERCIAL		ZONING	
<pre>* * * * Table 737. BAYVIEW NEIGHE * * * * Zoning Category * * *</pre>	SORHOOD COMMERCIAL CONTROL TABLE § References * * * *		ZONING	
* * * * Table 737. BAYVIEW NEIGHE * * * * Zoning Category * * * NON-RESIDENTIAL STANDARDS	BORHOOD COMMERCIAL CONTROL TABLE § References * * * *	DISTRICT	ZONING Controls	
<pre>* * * * Table 737. BAYVIEW NEIGHE * * * * Zoning Category * * * NON-RESIDENTIAL STANDARDS * * *</pre>	SORHOOD COMMERCIAL CONTROL TABLE § References * * * *	DISTRICT	ZONING Controls	
<pre>* * * * Table 737. BAYVIEW NEIGHE * * * * Zoning Category * * * ON-RESIDENTIAL STANDARDS * * *</pre>	BORHOOD COMMERCIAL CONTROL TABLE § References * * * *	DISTRICT	ZONING Controls	
<pre>* * * * Table 737. BAYVIEW NEIGHE * * * * Zoning Category * * * ON-RESIDENTIAL STANDARDS * * *</pre>	BORHOOD COMMERCIAL CONTROL TABLE § References * * * *	DISTRICT	ZONING Controls	3rd+ * * *
<pre>* * * * Table 737. BAYVIEW NEIGHE * * * * Zoning Category * * * NON-RESIDENTIAL STANDARDS * * *</pre>	BORHOOD COMMERCIAL CONTROL TABLE \$ References * * * * * * * *	DISTRICT  * * * *  Controls  1st	ZONING Controls	3rd+
<pre>* * * * Table 737. BAYVIEW NEIGHE * * * * Zoning Category * * * ON-RESIDENTIAL STANDARDS * * * ON-RESIDENTIAL USES * * *</pre>	BORHOOD COMMERCIAL CONTROL TABLE \$ References * * * * * * * *	DISTRICT * * * * * * * * * Controls 1st * * *	ZONING Controls	<b>3rd+</b> * * *
<pre>* * * * Table 737. BAYVIEW NEIGHE * * * * Zoning Category * * * ON-RESIDENTIAL STANDARDS * * * ON-RESIDENTIAL USES * * *</pre>	SORHOOD COMMERCIAL         CONTROL TABLE         § References         *       *         *       *         *       *         *       *         § 102, <u>202.2(a),</u> 202.3	DISTRICT * * * * * Controls 1st * * * *	ZONING Controls by Story 2nd * * * *	<b>3rd+</b> * * * *
<pre>* * * * Table 737. BAYVIEW NEIGHE * * * * Zoning Category * * * NON-RESIDENTIAL STANDARDS * * * NON-RESIDENTIAL USES * * * Sales and Service Use Category etail Sales and Service Uses* * * *</pre>	SORHOOD COMMERCIAL CONTROL TABLE         § References         *       *         *       *       *         *       *       *         *       *       *         § 102, 202.2(a), 202.3       202.3	DISTRICT * * * * * Controls 1 st * * * * P * * * * *	ZONING Controls	<b>3rd+</b> * * * * P * * * *
* * * * Table 737. BAYVIEW NEIGHE * * * * Zoning Category * * * NON-RESIDENTIAL STANDARDS * * * NON-RESIDENTIAL USES * * * Sales and Service Use Category etail Sales and Service Uses* * * * lassage Establishment	SORHOOD COMMERCIAL         CONTROL TABLE         § References         *       *         *       *         *       *         *       *         § 102, <u>202.2(a),</u> 202.3	DISTRICT      * * * * *      Controls      1st      * * * *      P      * * * * *      CONTROLS      1st      * * *      *      CONTROLS      1st      * * *      *      CONTROLS      1st      * * *      *      CONTROLS      1st      *      CONTROLS      1st      *      *      CONTROLS      1st      *      *      *      CONTROLS      1st      *      *      CONTROLS      1st      Substant      Substant	ZONING Controls	3rd+ * * * * P * * * * * NP <u>(5)</u>
<pre>* * * * Table 737. BAYVIEW NEIGHE * * * * Zoning Category * * * DON-RESIDENTIAL STANDARDS * * * ION-RESIDENTIAL USES * * * Cales and Service Use Category etail Sales and Service Uses* * * * Cassage Establishment</pre>	BORHOOD COMMERCIAL         CONTROL TABLE         § References         * * * *         * * * *         * * * *         §§ 102, 202.2(a), 202.3         * * * *         §§ 102, 303( $\theta$ <u>n</u> )	DISTRICT * * * * * Controls 1 st * * * * P * * * * *	ZONING Controls	<b>3rd+</b> * * * * P * * * * * NP(5)
* * * * Table 737. BAYVIEW NEIGHE * * * * Zoning Category	BORHOOD COMMERCIAL         CONTROL TABLE         § References         * * * *         * * * *         * * * *         §§ 102, 202.2(a), 202.3         * * * *         §§ 102, 303( $\theta$ <u>n</u> )	DISTRICT      * * * * *      Controls      1st      * * * *      P      * * * * *      CONTROLS      1st      * * *      *      CONTROLS      1st      * * *      *      CONTROLS      1st      * * *      *      CONTROLS      1st      *      CONTROLS      1st      *      *      CONTROLS      1st      *      *      *      CONTROLS      1st      *      *      CONTROLS      1st      Substant      Substant	ZONING Controls	<b>3rd+</b> * * * * P * * * * *

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1	(5) P if located within a Hotel.				
2					
3	SEC. 738. CORTLAND AVE	NUE NEIGHBORHOOD CO	MMERCIAL	DISTRICT	<b>.</b>
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	* * * *	* * * *	<b>1st</b>	2nd * * * * *	3rd+ * * * *
13	Sales and Service Use Category				
14	Retail Sales and Service Uses*	<u>§§</u> 102 <u>, 202.2(a), 202.3</u>	P	Р	NP
	Massage Establishment	<u>* * * *</u> <u>§§ 102, <i>303(n)</i></u>	* * * * * <i>CP</i>	* * * * <u>NP</u> C	* * * * * NP(3)
15		<u>88</u> 102 <u>, 303(n)</u>	* * * *	* * * * *	INF <u>(J)</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 BOULI	EVARD NEIGHBORHOOD	COMMERC	IAL DISTR	ICT
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	* * * *	* * * *	<b>1st</b>	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	* * * *	* * * *	<b>1st</b> * * * *	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 Hotel. SEC. 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT. ZONING CONTROL TABLE * * * *  XON-RESIDENTIAL STANDARDS AND USES * * * *  NON-RESIDENTIAL USES  * * * *  NON-RESIDENTIAL USES * * * *  * * *  * *  * * *  *	* * * *	* * * *	* * * * * * * *
* * * *       (5) P if located within a Hotel.         SEC. 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.         * * * *         Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.         ZONING CONTROL TABLE         * * * *         Zoning Category       § References         * * * *         NON-RESIDENTIAL STANDARDS AND USES         * * * *       * * * *         NON-RESIDENTIAL USES         * * * *       * * * *         * * * *       * * * *         Sales and Service Use Category       §§ 102, 202.2(a), 202.3       P         * * * *       * * * *       * * * *         Massage Establishment       §§ 102, 303(n)       E/P       NP	* Not listed below		
SEC. 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE * * * *    * * * *   Zoning Category § References Controls   * * * * * * * *   NON-RESIDENTIAL STANDARDS AND USES   * * * * * * * *   NON-RESIDENTIAL USES   * * * *   Sales and Service Use Category   § § 102, 202.2(a), 202.3   P   P   NP   Retail Sales and Service Uses*   § § 102, 303(n)   CP   APPC			
SEC. 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE * * * * <u>Zoning Category</u> * * * * NON-RESIDENTIAL STANDARDS AND USES * * * * NON-RESIDENTIAL USES <u>Controls by Story</u> <u>1st</u> <u>2nd</u> <u>3r</u> * * * * <u>Sales and Service Uses</u> <u>S§ 102, 202.2(a), 202.3</u> <u>P</u> <u>P</u> <u>NP</u> * * * * <u>Massage Establishment</u> <u>S§ 102, 303(n)</u> <u>CP</u> <u>APC</u> NP			
* * * * *       Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE         * * * * *       Zoning Category       § References       Controls         * * * * *       * * * * *       * * * * *       * * * * *         VON-RESIDENTIAL STANDARDS AND USES       * * * * *       * * * * *       * * * * *         * * * *       * * * * *       * * * * *       * * * * *         NON-RESIDENTIAL USES       * * * * *       * * * * *       * * * * *         * * * *       * * * * *       * * * * *       * * * * *         * * * *       * * * * *       * * * * *       * * * * *         * * * *       * * * * *       * * * * *       * * * * *         * * * *       * * * * *       * * * * *       * * * * *         * * * *       * * * * *       * * * * *       * * * * * *         * * * *       * * * * *       * * * * *       * * * * * *         * * * *       * * * * *       * * * * *       * * * * *         * * * *       * * * * *       * * * * * *       * * * * *         * * * *       * * * * *       * * * * *       * * * * *         * * * *       * * * * *       * * * * *       * * * * *         * * * *       * * * * *       * * * * * <td>(5) P if located within a Hote</td> <td><u>l.</u></td> <td></td>	(5) P if located within a Hote	<u>l.</u>	
* * * *       Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE         * * * *       Zoning Category       § References       Controls         * * * *       * * * *       * * * *       * * * *         NON-RESIDENTIAL STANDARDS AND USES       * * * *       * * * *       * * * * *         * * * *       * * * *       * * * *       * * * * *         NON-RESIDENTIAL USES       * * * *       * * * * *       * * * * *         * Sales and Service Use Category       § § 102, 202.2(a), 202.3       P       P       NP         Retail Sales and Service Uses*       § § 102, 303(n)       CP       NP       NP         * * * *       * * * *       * * * *       * * * * *       * * * * *			OMMEDOIAL DISTRICT
Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE         * * * *       Zoning Category       § References       Controls         * * * *       * * * *       * * * *       *         NON-RESIDENTIAL STANDARDS AND USES       * * * *       *       *         * * * *       * * * *       * * * *       *         NON-RESIDENTIAL USES       * * * *       *       *         * * * *       * * * *       *       *         Sales and Service Use Category       §§ 102, 202.2(a), 202.3       P       P       NP         * * * *       * * * *       * * * *       * * * * *       *       *         Massage Establishment       §§ 102, 303(n)       CP       NP       NP			
ZONING CONTROL TABLE         * * * * *          Zoning Category           § References           Controls          * * * * *          * * * *           * * * *           Seferences           Controls          * * * * *           * * * *           * * * *           Seferences           Set * *          NON-RESIDENTIAL STANDARDS AND USES           * * *           Set *           Set *           Set *          NON-RESIDENTIAL USES           Set *			
X * * *       X * * *       X * * *       X * * *       X * * *       X * * *       X * * *       X * * * * *       X * * * *       X * * * *       X * * * *       X * * * *       X * * * *       X * * * *       X * * * *       X * * * *       X * * * *       X * * * * *       X * * * *       X * * * *       X * * * *       X * * * *       X * * * *       X * * * * *       X * * * * *       X * * * *       X * * * *       X * * * *       X * * * * *       X * * * *       X * * * *       X * * * *       X * * * *       X * * * *       X * * * *       X * * * * *       X * * * * * *       X * * * * * *       X * * * * * *       X * * * * * *       X * * * * *       X * * * * * * * * * * *	Table 741. SAN BRUNC	O AVENUE NEIGHBORHOOD	COMMERCIAL DISTRICT
Image: Control by Story       Image: Story         * * * * *       * * * * *         NON-RESIDENTIAL STANDARDS AND USES         * * * *       * * * *         NON-RESIDENTIAL USES         * * * *       * * * *         Sales and Service Use Category         Retail Sales and Service Uses*       §§ 102, 202.2(a), 202.3         * * * *       * * * *         Massage Establishment       §§ 102, 303(n)	Z	ONING CONTROL TABLE	
Image: Control by Story       Image: Story         * * * * *       * * * * *         NON-RESIDENTIAL STANDARDS AND USES         * * * *       * * * *         NON-RESIDENTIAL USES         * * * *       * * * *         * * * *       * * * *         Sales and Service Use Category         Retail Sales and Service Uses*       §§ 102, 202.2(a), 202.3         P       P         * * * *       * * * * *         Massage Establishment       §§ 102, 303(n)	* * * *		
* * * *       * * * *       * * * *       * * * *         NON-RESIDENTIAL STANDARDS AND USES       * * * *       * * * *       * * * *         NON-RESIDENTIAL USES       * * * *       * * * *       * * * *         NON-RESIDENTIAL USES       * * * *       * * * *       * * * *         Sales and Service Use Category       * * * *       * * * * *       * * * * *         Retail Sales and Service Uses*       § § 102, 202.2(a), 202.3       P       P       NP         * * * *       * * * * *       * * * * *       * * * * *       *       *         Massage Establishment       § § 102, 303(n)       CP       NPC       NP	Zoning Category	§ References	Controls
* * * *       * * * *       * * * *       * * * *       * * * *         NON-RESIDENTIAL USES       Controls by Story       1st       2nd       3rd         * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *         Sales and Service Use Category       S§§ 102, 202.2(a), 202.3       P       P       NP         * * * *       * * * *       * * * * *       * * * * *       * * * * *       * * * * *         Massage Establishment       §§ 102, 303(n)       CP       NP       NP			* * * *
NON-RESIDENTIAL USES         Controls by Story           * * * *         1st         2nd         3rd           * * * *         * * * *         * * * *         * * * *         * * * *           Sales and Service Use Category         S§§ 102, 202.2(a), 202.3         P         P         NP           * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         *           Massage Establishment         §§ 102, 303(n)         CP         NP         NP         NP	NON-RESIDENTIAL STANDAR	DS AND USES	
1st       2nd       3re         * * * *       * * * *       * * * *       * * * *       * * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * * *       * * * * *       * * * * * *       * * * * * *       * * * * * * * *       * * * * *       * * * * * *       * * * * * *       * * * * * *       * * * * * *       * * * * * * *       * * * * * *       * * * * * *       * * * * * * * * * *       * * * * * * * * * * * * * * * * * * *	* * * *	* * * *	* * * *
* * * *       * * * *       * * * *       * * * *       * * * *       *       * * * *       *       *       * * * *       *	NON-RESIDENTIAL USES		
Retail Sales and Service Uses*         §§ 102, 202.2(a), 202.3         P         P         NP           * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         <	* * * *	* * * *	
* * * *         * * * *         * * * *         * * * * *         * * * * *           Massage Establishment         §§ 102, 303(n)         CP         NPC         NP			
Massage Establishment§§ 102, 303(n) $CP$ $NPC$ NP			
	Massage Establishment	88102.303(n)	
	* * * *		
* Not listed below			
* Not listed below	* * * * * * * * * * * Not listed below		
	* * * * * * Not listed below * * * *	* * *	
* * * *	* * * * * * Not listed below * * * *	* * *	
* * * *	* * * * * * Not listed below * * * * (3) P if located within a Hote	<u>* * * *</u> <u>1.</u>	<u>****</u> ***

1	Table 742. COLE VALL	LEY N	EIGHBORHOOD (		RCIA	L DISTRICT	ZONING
2		C	ONTROL 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				I		
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

		1st	t <b>2nd</b>	3
* * * *	* * * *	* *	* * * * *	* * *
Sales and Service Use Cat				
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>	<u>NPC</u>	NI * *
* 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	ERCIAL DIS	FIRICI.
SEC. 744. LOWER PO	LK STREET NEIGHBOR		ERCIAL DIS	FRICT.
* * * *				-
* * * *	POLK STREET NEIGHBO	ORHOOD COM		-
* * * *		ORHOOD COM		-
* * * *	POLK STREET NEIGHBO	ORHOOD COM		-
* * * * Table 744. LOWER P * * * *	POLK STREET NEIGHBO ZONING CONTROL T	ORHOOD COM		ISTRIC
* * * * Table 744. LOWER P * * * * Zoning Category	POLK STREET NEIGHBO ZONING CONTROL T § References	ORHOOD COM	IMERCIAL D	ISTRIC
* * * * Table 744. LOWER P * * * *	POLK STREET NEIGHBO ZONING CONTROL T § References	ORHOOD COM	IMERCIAL D	ISTRIC
* * * * Table 744. LOWER P * * * * 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
Table 744. LOWER P * * * * Zoning Category NON-RESIDENTIAL STANE * * * * NON-RESIDENTIAL USES	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 P * * * * Zoning Category NON-RESIDENTIAL STANE * * * * NON-RESIDENTIAL USES * * * *</pre>	POLK STREET NEIGHBO ZONING CONTROL T S References DARDS <u>AND USES</u> * * * *	ORHOOD COM ABLE * * * * Controls by	IMERCIAL D Controls y Story	ISTRIC
<pre>* * * * Table 744. LOWER P * * * * 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	ISTRIC
<pre>* * * * Table 744. LOWER P * * * * Zoning Category NON-RESIDENTIAL STANE * * * * 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 Controls y Story	ISTRIC
<pre>* * * * Table 744. LOWER P * * * * 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	DISTE
	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	I		
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>C<u>P</u></i></u>	<u>NPC</u>	NP(4
* * * *	* * * *	* * * *	* * * *	* *
* Not listed below				
* * * *				
(1) Diflogated within a H				
(4) P if located within a Ho	<u>neı.</u>			
SEC. 750. NCT-1 - NEIG	HBORHOOD COMMERC	IAL TRANSI	T CLUSTER	
ISTRICT.				
* * * *				
Table 750. NEIGHBORH	OOD COMMERCIAL TR	ANSIT CLUS		
	ZONING CONTROL	TARI F		

NON-RESIDENTIAL STANDAR	RDS AND USES	
* * * *	* * * *	* * * *
		Controls by Story
* * * *	* * * *	<b>1st 2nd 3</b>
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
	1	
* Not listed below		
(10) P if located within a Hot	<u>tel.</u>	
SEC. 751. NCT-2 - SMALL	-SCALE NEIGHBORHOOD (	COMMERCIAL TRANSIT
DISTRICT.		
* * * *		
Table 751. SMALL-SCAL	E NEIGHBORHOOD COMM	ERCIAL TRANSIT DISTRI
	NCT-2	
	ZONING CONTROL TABL	F
		-
* * * *		
Zoning Category	§ References	Controls
* * * *	* * * *	* * * *
NON-RESIDENTIAL STANDAR		
	RDS AND USES	
* * * *	RDS AND USES	* * * *
* * * *		Controls by Story
* * * *		

Sales and Service Use Categor	у			
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	Р	Р	NP * * *
	* * * * <b>S</b> ( <b>400</b> , 202())		* * * * *	* * * ND(0)
Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u> * * * *	<u><i><u><u></u></u> <u>*</u> * * *</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 NEIGHBORHOO	DD COMM	ERCIAL TR	ANSIT
ISTRICT.				
* * * *				
				217
Table 752. MODERATE	-SCALE NEIGHBORHOOD (	COMMERC		SIT
Table 752. MODERATE	-SCALE NEIGHBORHOOD ( DISTRICT NCT-3	COMMERC		SIT
Table 752. MODERATE			CIAL TRAN	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 * * * s by Story	
<pre>* * * * Zoning Category * * * * NON-RESIDENTIAL STANDARE * * * *</pre>	DISTRICT NCT-3 ZONING CONTROL TABLE \$ References * * * * DS AND USES * * * *	* * * * * * Control 1st	Controls * * * s by Story 2nd	3rd+
<pre>* * * * Zoning Category * * * * NON-RESIDENTIAL STANDARE * * * *</pre>	DISTRICT NCT-3 ZONING CONTROL TABLE & * * * * S AND USES * * * * * * * *	* * * * * * Control 1st	Controls * * * s 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 & * * * * S AND USES * * * * * * * *	* * * * * * Control 1st * * *	Controls * * * * s by Story 2nd * * * * *	3rd+ * * *
<pre>* * * * Zoning Category * * * * NON-RESIDENTIAL STANDARE * * * * * * * * Sales and Service Use Categor</pre>	DISTRICT NCT-3 ZONING CONTROL TABLE \$ References * * * * DS AND USES * * * * * * * * \$ 102, 202.2(a), 202.3	* * * * * * Control 1st * * *	Controls * * * * * * * * * * * * * * * * * * *	3rd+ * * *

\* \* \* \*

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		T
6		ZONING CONTROL TABLE	<u>:</u>		
7	* * * *				
8	Zoning Category	§ References		Controls	5
	* * * *	* * * *	* * * *	*	
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 b		
* * * *	* * * *	1st	2nd	3rd+
Sales and Service Use Cat				
Retail Sales and Service				
Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	Р	Р	P
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u><i>CP</i></u>	С	NP <u>(9)</u>
* * * *	* * * *	* * * *	* * * *	* * *
* Not listed below				
* * * *				
(0) <b>D</b> <sup><math>(1)</math></sup> $(1)$ $(1)$ $(1)$				
(9) P if locatea within a F	Hotel.			
<u>(9) P if located within a P</u>	<u>Hotel.</u>			
<u>(9) P if locatea within a F</u>	<u>Hotel.</u>			
	<u>Hotel.</u> ENUE NEIGHBORHOOD (	COMMERCI	AL TRANSIT	DISTRIC
		COMMERCI	AL TRANSIT	DISTRIC
SEC. 755. OCEAN AVE				
SEC. 755. OCEAN AVE	ENUE NEIGHBORHOOD ( ENUE NEIGHBORHOOD	COMMERCI		
SEC. 755. OCEAN AVE	ENUE NEIGHBORHOOD (	COMMERCI		
SEC. 755. OCEAN AVE	ENUE NEIGHBORHOOD ( ENUE NEIGHBORHOOD	COMMERCI		
SEC. 755. OCEAN AVE	ENUE NEIGHBORHOOD ( ENUE NEIGHBORHOOD	COMMERCI TABLE	AL TRANSII	
SEC. 755. OCEAN AVE * * * * Table 755. OCEAN AV	ENUE NEIGHBORHOOD ( ENUE NEIGHBORHOOD ZONING CONTROL	COMMERCI TABLE es	AL TRANSII	T DISTRIC
SEC. 755. OCEAN AVE * * * * Table 755. OCEAN AV * * * * Zoning Category	ENUE NEIGHBORHOOD ( 'ENUE NEIGHBORHOOD ZONING CONTROL <u>§ Referenc</u> * * * * *	COMMERCI TABLE es	AL TRANSII	T DISTRIC
SEC. 755. OCEAN AVE * * * * Table 755. OCEAN AV * * * * <u>Zoning Category</u> * * * *	ENUE NEIGHBORHOOD ( 'ENUE NEIGHBORHOOD ZONING CONTROL <u>§ Referenc</u> * * * * *	COMMERCI TABLE es *	AL TRANSII	T DISTRIC
SEC. 755. OCEAN AVE * * * * Table 755. OCEAN AV * * * * <u>Zoning Category</u> * * * *	ENUE NEIGHBORHOOD ( TENUE NEIGHBORHOOD ZONING CONTROL & & * * * DARDS AND USES	COMMERCI TABLE es *	AL TRANSIT Cor * * *	T DISTRIC
SEC. 755. OCEAN AVE * * * * Table 755. OCEAN AV * * * * <u>Zoning Category</u> * * * *	ENUE NEIGHBORHOOD ( TENUE NEIGHBORHOOD ZONING CONTROL & & * * * DARDS AND USES	COMMERCI TABLE es *	AL TRANSIT	T DISTRIC

1

Retail Sales and Service Us	ses* §§ 102, 202.2(a), 2	202.3 P	Р	NP
* * * *	* * * *	*	* * * * *	
Massage Establishment	<u>§§</u> 102, <u>303(n)</u>	C <u>(.</u>		
			* * * * *	
Services, Health	§ 102	C(5	5) P * * * * *	P
<ul> <li>* Not listed below</li> <li>* * * *</li> <li>(5) A Health Service U</li> <li>thorization on the ground sto</li> <li>* * * *</li> <li>(7) P if located within a H</li> </ul>		·	es a Conditio	onal Use
* * * *	NEIGHBORHOOD COMM			
* * * *		MMERCIAL		
* * * * Table 756. GLEN PA * * * *	RK NEIGHBORHOOD CO ZONING CONTROL 1	MMERCIAL	. TRANSIT D	DISTRICT
* * * * Table 756. GLEN PA * * * * Zoning Category	RK NEIGHBORHOOD CO ZONING CONTROL 1 § References	MMERCIAL		DISTRICT
* * * * Table 756. GLEN PA * * * * Zoning Category NON-RESIDENTIAL STANE	RK NEIGHBORHOOD CO ZONING CONTROL 1 § References	MMERCIAL	. TRANSIT D	DISTRICT
* * * * Table 756. GLEN PA * * * * Zoning Category	RK NEIGHBORHOOD CO ZONING CONTROL 1 § References DARDS AND USES	MMERCIAL TABLE	. TRANSIT D	DISTRICT
* * * * Table 756. GLEN PA * * * * Zoning Category NON-RESIDENTIAL STANE	RK NEIGHBORHOOD CO ZONING CONTROL 1 § References DARDS AND USES	MMERCIAL TABLE	TRANSIT D	DISTRICT
* * * * Table 756. GLEN PA * * * * Zoning Category NON-RESIDENTIAL STANE	RK NEIGHBORHOOD CO ZONING CONTROL 1 § References DARDS AND USES	MMERCIAL TABLE	. TRANSIT D	DISTRICT
* * * * Table 756. GLEN PA * * * * Zoning Category NON-RESIDENTIAL STANE * * * *	RK NEIGHBORHOOD CO ZONING CONTROL T <u>§ References</u> ARDS AND USES * * * *	MMERCIAL 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 <u>§ References</u> ARDS AND USES * * * *	MMERCIAL TABLE * * * * Controls b 1st	TRANSIT D	DISTRICT
<pre>* * * * Table 756. GLEN PA * * * *  Zoning Category NON-RESIDENTIAL STANE * * * * Sales and Service Use Category</pre>	RK NEIGHBORHOOD CO ZONING CONTROL T S References DARDS AND USES * * * * * * * *	MMERCIAL TABLE * * * * Controls b 1st * * * *	TRANSIT D Control	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 * * * * * * * * S GOTY \$§ 102, 202.2(a), 202.3	MMERCIAL TABLE	TRANSIT D Control	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	AL TRANSI	т
9		DISTRICT			
10	Z	ONING CONTROL TABLE	:		
11	* * * *				
12	Zoning Category	§ References		Controls	
	* * * *	* * * *	* * * *		
12					
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	* * * * * * * * Sales and Service Use Category Retail Sales and Service Uses*	* * * * * * * * §§ 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>EP(7)(8)</i> * * * * *	by Story 2nd * * * * * P * * * * * <u>CNP(11)</u> * * * * *	* * * * * NP * * * * * NP( <u>11)</u> * * * *
14 15 16 17 18	<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 * * * * * C <u>NP(11)</u> * * * * *	* * * * * 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)           * * * *	by Story 2nd * * * * * P * * * * * <u>CNP(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)           * * * *	by Story 2nd * * * * * P * * * * * C <u>NP(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 * * * * Services, Health</pre>	* * * * * * * * §§ 102, 202.2(a), <u>202.3</u> * * * * §§ 102, <u>303(n)</u> * * * * § 102	Controls           1st           * * * *           P           * * * *           CP(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)           * * * *	by Story 2nd * * * * * P * * * * * C <u>NP(11)</u> * * * * *	* * * * * NP * * * * * NP( <u>11)</u> * * * * *
14 15 16 17 18 19 20 21 22	* * * * <b>Sales and Service Use Category</b> <b>Retail Sales and Service Uses*</b> * * * * <u>Massage Establishment</u> * * * * <u>Services, Health</u> * * * * * Not listed below * * * *	* * * * * * * * §§ 102, 202.2(a), <u>202.3</u> * * * * §§ 102, <u>303(n)</u> * * * * § 102	Controls         1st         * * * *         P         * * * *         CP(7)(8)         * * * *	by Story 2nd * * * * * P * * * * * CNP(11) * * * * * NP * * * * *	* * * * * NP * * * * * NP * * * * *
14 15 16 17 18 19 20 21 22 23	* * * * <b>Sales and Service Use Category</b> <b>Retail Sales and Service Uses*</b> * * * * <u>Massage Establishment</u> * * * * <u>Services, Health</u> * * * * * Not listed below * * * *	<pre>* * * * *  * * * * *  \$ \$ 102, 202.2(a), 202.3  * * * *  \$ 102, 303(n)  * * * *  \$ 102  * * * *  the general public on a clier </pre>	Controls         1st         * * * *         P         * * * *         CP(7)(8)         * * * *	by Story 2nd * * * * * P * * * * * CNP(11) * * * * * NP * * * * *	* * * * * 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 Cotogory	& Poforonooo		Controls	
	Zoning Category	<pre>§ References * * * *</pre>	* * * *		
11	NON-RESIDENTIAL STANDARDS	AND USES			
12	* * * *	* * * *	* * * *		
13				by Story	
			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>	Р	P * * * *	NP * * * *
10			* * * * *		
17	Massage Establishment	<u>§§ 102, <i>303(n)</i></u> * * * *	<u><i>CP(6)(7)</i></u> * * * *	<u><i>CNP(10)</i></u> * * * * *	NP <u>(10)</u>
18	Services, Health	§ 102	P(6)(7)	NP	NP
10	* * * *	* * * *	* * * *	* * * *	
19	* Net listed below				
20	* Not listed below				
21	* * * *				
22	(6) P when primarily open to	the general public on a clier	nt-oriented k	basis.	
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, <i>303(n)</i></u>	<u><i>CP</i></u> * * * *	<u>NPC</u>	NP <u>(9)</u>
17 18 19 20	* Not listed below * * * * (9) P if located within a H	otel.		<u> </u>	
21	SEC. 760. FILLMORE S	TREET NEIGHBORHOO		CIAL TRANS	SIT
22	DISTRICT.				
23	* * * *				
24	Table 760. FILLMO	RE STREET NEIGHBOR	ноор 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	<b>Jses*</b> §§ 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				
(7) I gibculed within a	<u>110ici.</u>				
SEC 762 VALENCIA	STREET NEIGHBORHOO			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	Co by Story	ntrols /	
Table 762. VALEN * * * * Zoning Category NON-RESIDENTIAL STAN	DISTRICT ZONING CONTROL § References IDARDS AND USES	- TABLE * * * * Controls k	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+

\* \* \* \*

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	* * * *	* * * *	<b>1st</b>	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 <del>./</del> 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> <del>890.60<u>102, 303(n)</u>,</del>	<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				

Supervisors Ronen; Mandelman **BOARD OF SUPERVISORS** 

	* * * *	* * * *	* * * *
	SPECIF	FIC PROVISIONS FOR	
	RINCON HILL DOWN	NTOWN RESIDENTIAL	MIXED USE
Section		Zoning Controls	
§ 827.35	<u>§§ <del>890.60</del>102, 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> <del>890.60</del> 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> <del>890.60<u>102,</u></del>	<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	§§ <del>890.60</del> 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	<b>Asterisks (</b> * * * *) 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) <b>Discontinuance</b> 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. <del><i>Where a</i> N</del>	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	NAND 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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Γ

1	(4) Massage Establis	<b>hments.</b> 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 closure 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         * * * *         CP(7)         * * * *         ot that a Massage Establishment located		
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.		

		Tab	le 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>EP(9)</u>	€ <u>P(9)</u>	6 <u>P(9)</u>	€ <u>P(9)</u>	€ <u>P(9)</u>
* * * *	* * * *	* * *	* * *	* * *	* * * *	* * *
	<u>r and NP on the 3rd fl</u> pove within a Hotel <mark>or</mark>				sage Establish	ment locate

1	Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2
2	* * * *					
3	NON-RESIDEN AND USES	TIAL STANDARDS				
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	2 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 or Per</u>	sonal Service	<u>is P.</u>
15						
16	SEC. 249.3	6. LIFE SCIENCE A		L SPECIAL		CT.
17	* * * *					
18	(c) <b>Contro</b>	Is. All provisions of t	he Planning	Code curren	tly applicable s	shall continue to
19	apply, except as otherwise provided in this Section 249.36:					
20	(1)	<del>Medical<u>Health</u> Servio</del>	es. <u>Medicall</u>	Health service	es, including m	edical 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>medice</i>	<del>al<u>health</u> service</del>
24	use may be affiliate	ed with a hospital or	medical cent	er 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	<del>Code;</del>
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	(43) 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	<del>(B)</del> the Principal Use is a <del><i>Tourist</i> H</del> otel <mark>, <u>Personal Service</u> that contains 100 or</mark>
12	<i>more rooms</i> or an Institutional Use as defined in this Code.
13	(2) The only massage service provided is <i>eChair/Foot mMassage</i> , 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) <b>Applicability.</b> 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>	<del>y</del>	
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					

25

1	* * * *				
2	(12) P if located within a Hotel	<mark>or Personal Service</mark> .			
3					
4	SEC. 711. NC-2 – SMALL-SC			CIAL DISTR	ICT.
5	* * * *				
6	Table 711. SMALL-SCALE N	EIGHBORHOOD COM	MERCIAL D	ISTRICT 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	<b>FE-SCALE NEIGHBO</b>	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{\tertet}} \tertet} \</i>	* * * * <i>EP</i>	C(12)	NP(12)
6		<u>§ 102, 303(<del>0</del>/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 <sup>s</sup>		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 <sup>st</sup>	ontrols by S 2nd	Story 3rd+
12	* * * *	* * * *	* * * *	-	
13	Sales and Service Use Category				
	Retail Sales and Service Uses*	<u>§§ 102, 202.2(a), <i>202.3</i></u> ★ ★ ★ ★	P * * * * *	P * * * * *	NP * * * *
14	Massage Establishment	<u>§§</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 <sup>st</sup> 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 NEIGHBORHOO	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 NEIGHBORHOO	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 <u>§ References</u> * * * * SAND USES	D COMMERCIAL DISTRICT Controls
14 15 16 17 18 19 20 21	* * * * Table 716. INNER CLEMENT Z * * * * Zoning Category * * * * * NON-RESIDENTIAL STANDARDS * * * *	STREET NEIGHBORHOOR CONING CONTROL TABLE S References * * * * S AND USES * * * *	D COMMERCIAL DISTRICT  Controls  * * * *  Controls by Story  1 <sup>st</sup> 2nd 3rd+
14 15 16 17 18 19 20	* * * * Table 716. INNER CLEMENT Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * *	STREET NEIGHBORHOOR CONING CONTROL TABLE <u>§ References</u> * * * * SAND 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 NEIGHBORHOOR 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 NEIGHBORHOOR CONING CONTROL TABLE S References * * * * S AND USES * * * *	D COMMERCIAL DISTRICT  Controls  * * * *  Controls by Story  1 <sup>st</sup> 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 NEIGHBORHOOR 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	SAND USES	
	* * * *	* * * *	* * * *
16			Controls by Story
17	* * * *	* * * *	1st         2nd         3rd+           * * * * *         * * * * *         * * * *
18	Sales and Service Use Category		
10	<b>Retail Sales and Service Uses*</b>	§§ 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	D COMME	RCIAL		
DISTRICT.					
* * * *					
Table 718. UPPER FILLM	ORE STREET NEIGHBOR	кноор со	MMERCIA	L	
	DISTRICT				
ZC	NING CONTROL TABLE				
* * * *					
Zoning Category	§ References		Controls		
* * * *	* * * *	* * * *			
NON-RESIDENTIAL STANDARDS	AND USES				
* * * *	* * * *				
				3rd+	
* * * *	* * * *	* * * *	* * * *	* * * *	
	25 400 000 0(a) 000 0				
* * * *	<u>99</u> 102, 202.2(a), 202.3 * * * *	P * * * *	P * * * *	NP * * * *	
Massage Establishment	§§ 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	EIGHBORHOOD COMME	RCIAL DIS	TRICT.		
* * * *					
Table 719. HAIGHT STRE	ET NEIGHBORHOOD CO	MMERCIA		т	
ZC	NING CONTROL TABLE				
* * * *					
	DISTRICT. * * * * Table 718. UPPER FILLM C * * * * * <u>Coning Category</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 F</u> <u>SEC. 719. HAIGHT STREET N</u> * * * *	DISTRICT. * * * * Table 718. UPPER FILLMORE STREET NEIGHBOR 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 CO DISTRICT ZONING CONTROL TABLE ***** <u>Xoning Category</u> <u>§ References</u> ***** <u>Xoning Category</u> <u>§ References</u> ***** <u>NON-RESIDENTIAL STANDARDS AND USES</u> ***** <u>Sales and Service Use Category</u> <u>Retail Sales and Service Use Category</u> <u>Retail Sales and Service Use Stategory</u> <u>Retail Sales and Service Use Category</u> <u>Retail Sales and Service Use Stategory</u> <u>Retail Sales and Service Use Category</u> <u>Retail Sales and Service Use Stategory</u> <u>Retail Sales and Service Use Stategory</u> <u>Retail Sales and Service Use Category</u> <u>Retail Sales and Service Use Category</u> <u>Retail Sales and Service Use Stategory</u> <u>Retail Sales and Service</u> <u>Retail Sales and Service</u> <u>Retail Sales and Service</u> <u>Retail Sales and Service</u> <u>Retail Sales and Service Use Stategory</u> <u>Retail Sales And Service Use Statego</u>	*****         Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT         DISTRICT         ZONING CONTROL TABLE         *****         Xoning Category         Stefferences         Controls         Xoning Category         Xeferences         Controls by Story         Xeferences         Xoning Category         Xeferences         Controls by Story         Xeferences         Xefereral <td colspan<<="" td=""></td>	

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*	<u>§§</u> 102, <u>202.2(a)</u>	Р	С	NP
8		<u>89</u> 102, <u>202.2(u)</u> * * * *	Г * * * *	* * *	INF * * * *
				*	
9	Massage Establishment	<u>§§</u> 102 <u>, 303(n)</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					
17	SEC. 720. EXCELSIOR OUTE	R MISSION NEIGHBORH		IERCIAL	
18	DISTRICT.				
19	* * * *				
20	Table 720. EXCELSIOR OUTER M	<b>MISSION STREET NEIGHE</b>		OMMERC	IAL
21		DISTRICT			
22	7 <b>∩</b> N	ING CONTROL TABLE			
23	* * * *				
24			C	ontrols	
25	Zoning Category NON-RESIDENTIAL STANDARDS	§ References			

* * * *       * * * *       Controls       by Story         * * * *       * * * *       * * * *       2nd       3rd+         * * * *       * * * *       * * * *       * * * *       * * * *       * * * *         Sales and Service       §§ 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)       * * *         * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *         Massage Establishment       §§ 102, 303(n)       CP       C(6)       NP(6)       * * * *         * * * *       * * * *       * * * *       * * * *       * * * * *       * * * *         * Not listed below       * * * *       * * * *       * * * *       * * * *       * * * *         * Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT       Zoning Controls       Zoning Controls       NON-RESIDENTIAL STANDARDS AND USES         * * * *       * * * *       * * * *       * * * *	* * * *	* * * *	باد باد باد باد			
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           * * *         * * * *         * * * *         * * * *         * * * *         *           Grocery, General         §§ 102, 202.3         P(1)         P(1)         P(1)         P(1)           * * * *         * * * *         * * * *         * * * * *         * * * * *         * * * * *           Massage Establishment         §§ 102, 202.3         Q(1)         CP         C(6)         NP(6)           * * * *         * * * *         * * * *         * * * *         * * * *         * * * *           Massage Establishment         §§ 102, 202.303(n)         CP         C(6)         NP(6)           * * * *         * * * *         * * * *         * * * *         * * * *           * Not listed below         * * * *         * * * *         * * * *           * * * *         G(2)         P         C(6)         P(7)         NP(6)           * * * *         Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.         *         * * *         Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT           Zoning Category         § References         Controls by Story         Tat         2nd <th></th> <th></th> <th>1st</th> <th>2nd</th> <th>3rd+</th>			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(n) <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		gory	1		T	
* * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * * * *       * * * * *       *		§§ 102, 202.2(a)	Р	Р	Р	
* * * *       * * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * * *       * * * *       * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * * </td <td></td> <td>* * * *</td> <td>* * * *</td> <td>* * * *</td> <td>* * * *</td>		* * * *	* * * *	* * * *	* * * *	
* * * *         * * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * * *         * * * *         * * * *	Grocery, General	§§ 102. 202.3	P(1)	P(1)	P(1)	
* * * * * * * * * * * * * * * * * * *						
* * * * * * * * * * * * * * * * * * *	Massage Establishment	§§ 102, 303(n)	CP	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         * * * *         X * * *         Zoning Category       § References         Y * * *       * * * *         X * * *       * * * *         Zoning Category       § References         Y * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         X * * *       * * * *         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         VON-RESIDENTIAL STANDARDS AND USES         * * * *       * * * *         * * * *       * * * *         Sales and Service Use Category       § § 102, 202.2(a). 202.3         Retail Sales and Service       § § 102, 202.2(a). 202.3	* 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         Controls         Controls         X * * * *         * * * * *         Controls         Controls by Story         * * * * *         * * * * *         * * * * *         * * * * *         * * * * *         * * * * *         * * * * *         Controls by Story         * * * * *         * * * * *         * * * * *         * * * * *         * * * * *         * * * * *         * * * * *         * * * * *         * * * * *         * * * * *         * * * * * *         * * * * * *         * * * * * <td cols<="" td=""><td></td><td></td><td></td><td></td><td></td></td>	<td></td> <td></td> <td></td> <td></td> <td></td>					
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 X X X X X X X X X X X X						
* * * *       Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE         * * * *       ZONING CONTROL TABLE         * * * *       * * * *         Zoning Category       § References         Seferences       Controls         NON-RESIDENTIAL STANDARDS AND USES       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *	(6) P if located within a Ho	<u>tel <mark>or Personal Service</mark>.</u>				
* * * *       Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE         * * * *       ZONING CONTROL TABLE         * * * *       * * * *         Zoning Category       § References         Seferences       Controls         NON-RESIDENTIAL STANDARDS AND USES       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *						
* * * *       Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE         * * * *       ZONING CONTROL TABLE         * * * *       * * * *         Zoning Category       § References         Seferences       Controls         NON-RESIDENTIAL STANDARDS AND USES       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *         * * * * *       * * * * *						
Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE         * * * *       * * * *         Zoning Category       § References         Source       Service         * * * *       * * * *         X       X         X       * * * *         X       * * * *         X       * * * *         X       * * * *         X       * * * *         X       * * * *     <	SEC. 721. JAPAN	NTOWN NEIGHBORHOO	D COMMER	CIAL DISTR	ICT	
ZONING CONTROL TABLE         * * * *       * * * *       Controls         Xoning Category       § References       Controls         NON-RESIDENTIAL STANDARDS AND USES       * * * * *       * * * * *         * * * * *       * * * * *       * * * * *         * * * * *       * * * * *       * * * * *         Controls by Story       Ist       2nd       3rd+         * * * * *       * * * * *       * * * * *         Story         * * * * *       * * * * *       * * * * *         * * * * *       * * * * *       * * * * *         * * * * *       * * * * *       * * * * *         * * * * *       * * * * *       * * * * *				_		
ZONING CONTROL TABLE         * * * *       * * * *       Controls         Xoning Category       § References       Controls         NON-RESIDENTIAL STANDARDS AND USES       * * * * *       * * * * *         * * * * *       * * * * *       * * * * *         * * * * *       * * * * *       * * * * *         Controls by Story       Ist       2nd       3rd+         * * * * *       * * * * *       * * * * *         Story         * * * * *       * * * * *       * * * * *         * * * * *       * * * * *       * * * * *         * * * * *       * * * * *       * * * * *         * * * * *       * * * * *       * * * * *	* * * *			_		
* * * *       Seferences       Controls         NON-RESIDENTIAL STANDARDS AND USES       * * * * *       * * * * *         * * * *       * * * *       * * * * *         * * * *       * * * *       * * * * *         * * * *       * * * *       * * * * *         Sales and Service Use Category       §§ 102, 202.2(a)_       P       P       C         Sales and Service       §§ 102, 202.2(a)_       P       P       C         * * * * *       * * * * *       * * * * *       * * * * *						
* * * *       Seferences       Controls         NON-RESIDENTIAL STANDARDS AND USES       * * * * *       * * * * *         * * * *       * * * *       * * * * *         * * * *       * * * *       * * * * *         * * * *       * * * *       * * * * *         Sales and Service Use Category       §§ 102, 202.2(a) 202.3       P       P       C         * * * * *       * * * * *       * * * * *       * * * * *       * * * * *		NTOWN NEIGHBORHO	DD COMMER			
Zoning Category         § References         Controls           NON-RESIDENTIAL STANDARDS AND USES         * * * * *         * * * * *           * * * * *         * * * * *         * * * * *           * * * * *         * * * * *         * * * * *           * * * * *         * * * * *         * * * * *           * * * * *         * * * * *         * * * * *           Sales and Service Use Category         S§ 102, 202.2(a).         P         P         C           Uses*         * * * * *         * * * * *         * * * * *         * * * * *						
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					
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					
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					
* * * *       * * * *       * * * *       * * * *       * * * *       * * * * *         * * * *       * * * *       * * * *       * * * * *       * * * * *         * * * *       * * * *       * * * *       * * * * *       3rd+         * * * *       * * * *       * * * * *       * * * * *       * * * * *         Sales and Service Use Category       \$\$\$ 102, 202.2(a)_{-}       P       P       C         Uses*       * * * * *       * * * * *       * * * * *       * * * * *	Table 721. JAPA	ZONING CONTROL		RCIAL DISTR	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 CONTROL § References		RCIAL DISTR	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. JAPAN * * * * Zoning Category NON-RESIDENTIAL STANDA	ZONING CONTROL § References ARDS AND USES	TABLE	RCIAL DISTR	RICT	
* * * *       * * * *       * * * *         Sales and Service Use Category       S§ 102, 202.2(a), 202.2(a), 202.3       P       P       C         Wess*       * * * *       * * * *       * * * * *       * * * * *       * * * * *         * * * *       * * * *       * * * * *       * * * * *       * * * *       * * * *	Table 721. JAPAN * * * * Zoning Category NON-RESIDENTIAL STANDA	ZONING CONTROL § References ARDS AND USES	TABLE * * * *	CIAL DISTR	RICT	
Sales and Service Use Category         §§ 102, 202.2(a).         P         P         C           Uses*         202.3         * * * * *         * * * * *         * * * * *         * * * * *	Table 721. JAPAN * * * * Zoning Category NON-RESIDENTIAL STANDA	ZONING CONTROL § References ARDS AND USES	TABLE * * * * Controls	CIAL DISTR	RICT	
Retail Sales and Service         §§ 102, 202.2(a). 202.3         P         P         C           * * * * *         * * * * *         * * * * *         * * * * *         * * * * *	Table 721. JAPAI         * * * *         Zoning Category         NON-RESIDENTIAL STANDA         * * * *	Soning Control	TABLE * * * * Controls 1st	CIAL DISTR	RICT	
Uses* <u>202.3</u> P C * * * * * * * * * * * * * * * * * * *	Table 721. JAPAI	ZONING CONTROL S References ARDS AND USES * * * * * * * *	TABLE * * * * Controls 1st	CIAL DISTR	RICT	
* * * * * * * * * * * * * * * * * * * *	Table 721. JAPAI         * * * *         Zoning Category         NON-RESIDENTIAL STANDA         * * * *         Sales and Service Use Cate	ZONING CONTROL S References RDS AND USES * * * * * * * *	TABLE * * * * Controls 1st	CIAL DISTR	RICT	
*	Table 721. JAPAI         * * * *         Zoning Category         NON-RESIDENTIAL STANDA         * * * *         * * * *         Sales and Service Use Cate         Retail Sales and Service	Second Control         Second Contret         Second	TABLE * * * * Controls 1st * * * *	Controls	RICT	
Massage Establishment $\delta\delta 102 303(p)$ C(6) C(6) CNP(6)	Table 721. JAPAI         * * * *         Zoning Category         NON-RESIDENTIAL STANDA         * * * *         Sales and Service Use Cate         Retail Sales and Service         Uses*	Selection         Selection           Selection         Selection           *         *         *           *         *         *           *         *         *           *         *         *           Selection         *         *           *         *         *           *         *         *           *         *         *           *         *         *           *         *         *           *         *         *           *         *         *           *         *         *	TABLE * * * * * Controls 1st * * * * *	Controls	RICT	
	Table 721. JAPAI         * * * *         Zoning Category         NON-RESIDENTIAL STANDA         * * * *         Sales and Service Use Cate         Retail Sales and Service         Uses*	Selection         Selection           Selection         Selection           *         *         *           *         *         *           *         *         *           *         *         *           Selection         *         *           *         *         *           *         *         *           *         *         *           *         *         *           *         *         *           *         *         *           *         *         *           *         *         *	TABLE * * * * * Controls 1st * * * * *	Controls	RICT	

* * * *	* * * *	* * * *	* * *	* * * *
Services, Health	§ 102	С	P	Р
* * * *	* * * *	* * * *	* * *	* * * *
* Not listed below			<b>I</b>	
* * * *				
(6) <u>P if located within a He</u>	otel or Personal Service			
SEC. 722. NORTH BEA	CH NEIGHBORHOOD	COMMERCIAL E	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+
	§ References ARDS AND USES	* * * * Controls by S	Story	3rd+
NON-RESIDENTIAL STAND	§ 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	NP
NON-RESIDENTIAL STAND	§ References         ARDS AND USES         * * * *         *         *         *         *         *         \$§ 102, 202.2(a), 202.3         *         *         \$§ 102, 303(n)	* * * * 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 S 1st 2 P(10) * * * *	Story 2nd ( 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 \$ 1st 2 P(10) * * * * * CNP <u>C(14)</u>	Story 2nd ( P(10) * * * * * * * * * *	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 ( P(10) * * * * * * * * * * *	NP * * * NP <u>(14)</u> * * *

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

* * * *			
Zoning Category	§ Reference		
* * * *	* * * *	* * * *	
NON-RESIDENTIAL STANDAR	RDS AND USES		
* * * *	* * * *	* * * *	
		Controls by Story1st2nd3rd+	
* * * *	* * * *	* * * * * * * * * * * *	*
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>	<u>NPC(4)</u> (7) <u>NPC(7)</u> NP <u>(7)</u>	
* * * *	* * * *	* * * * * * * * * *	*
Services, Health	§ 102	C(4) P P * * * * * * * * * * * *	*
<ul> <li>(4) A Health Service Use</li> <li>uthorization on the ground story was a story wa</li></ul>	whether it is Principal or / <mark>or Personal Service</mark> .		
* * * * Table 725. UNION S	TREET NEIGHBORHO	OD COMMERCIAL DISTRICT	
	ZONING CONTROL		
* * * *			
Zoning Category	§ References	Controls	
NON-RESIDENTIAL STANDAF			

4	* * * *	* * * *	* *	* *	
1			Contro	ols by Story	
2			1st	2nd	3rd+
3	Salaa and Samiaa Uga Cataa				
	Sales and Service Use Categorial Sales and Service	§§ 102, 202.2	(a)		
4	Uses*	202.3	<sup>(a),</sup> P	P	NP
5	* * * *	* * * *	* *	* * * * *	
6	Massage Establishment	<u>§§ 102, <i>303(n)</i></u> * * * *	<u>C(1)</u> <u>P</u> * *	C(1)(7)	NP <u>(7)</u>
	Services, Health	§ 102	P	<u>* * * * *</u> P	
7		<u> </u>		•	* * * * *
8					
9	* Not listed below				
	(1) Any Massage Establi	shment that has	continually oper	ated without the	e benefit of a
10					
11	building permit within the Union S	street NCD since	e prior to Decemi	ber 31, 2017 sh	all not
12	require a Conditional Use author	zation to legally	establish the Ma	assage Establish	nment.
13	However, such establishments m	ust file a buildin	g permit applicat	ion by May 1, 2	020 to legally
	establish the Massage Establish	nent use, and s	uch building pern	nit application w	vill be subject
14	to neighborhood notification purs	uant to Planning	Code Section 3	11.	
15	* * * *				
16					
17	(7) P if located within a Hot	<u>el <mark>or Personal S</mark></u>	ervice.		
18					
19	SEC. 726. PACIFIC AVE				ст
20					
	* * * *				
21	Table 726. PACIFIC AVE	NUE NEIGHBO	RHOOD COMMI	ERCIAL DISTR	ІСТ
22		ZONING CO	NTROL TABLE		
23	* * * *				
24					ontrols
25	Zoning Category	§ F * * * *	References	* * * *	

1	NON-RESIDENTIAL STANDARDS	S AND USES (6)			
2	* * * *	* * * *	* * * *		
3				s by Story	2 rd L
	* * * *	* * * *	<b>1st</b>	2nd	<b>3rd+</b>
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	<b>C</b> (	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 by Story		
5	* * * *	* * * *	1st * * * *	2nd	3rd+
5			* * * *		
6	Sales and Service Use Categor Retail Sales and Service Uses	<sub>∗</sub> § <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				
	* * * *	* * * *	* * * *		
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>5</u> 3	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>, 303(n)</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	

1

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
		<b>1</b> st		3rd
* * * *	* * * *	* *	* * * *	* * *
Sales and Service Use Cate	aorv	·	·	·
<b>Retail Sales and Service Us</b>		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>			

\* \* \* \*

\* \* \* \*

1

2

3

# 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	AVENUE 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 <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*	Second and a control table           § References           *         *           *         *           *         *           *         *           \$§ 102, 202.2(a), 202.3	• COMMER(	CIAL DISTR	SIC

1						
2	SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL 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>() - )</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	* * * *	* * * *	
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 17 1000100 minini u 110</u>					
SEC. 742. COLE VALLE	EY NEIGHBORHOOD CO	DMMERCIAL	DISTRICTS.		
* * * *					
Table 742. COLE VALI	LEY NEIGHBORHOOD	COMMERCIA	L DISTRICT	ZONING	
	CONTROL TABLE				
* * * *					
Zoning Category	§ References		Controls	•	
NON-RESIDENTIAL STAND					
* * * *	* * * *	* * * *			
NON-RESIDENTIAL USES		Controls b	y Story		
		1st	2nd	3rd+	
Sales and Service Use Catego	ory				
Retail Sales and Service Uses*	§§ 102 <u>, 202.2(a), 202.3</u>	Р	NP	NP	
* * * *	* * * *	* * * *	* * * *	* * * *	_
Massage Establishment	§ 102	<u>NPP</u>	NP <u>(3)</u>	NP <u>(3)</u>	
* * * *	* * * *	* * * *	* * * *	* * * *	_
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 HAIO					
JLO. (4J. LOWER MAIL					
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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 CON		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 Control	
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*	Source       Sector         ARDS AND USES       * * * *         * * * *       *         * * * *       *         \$\$ 102, 202.2(a), 202.3	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
			DioTraoT	
4	ZONING CONTROL TABLE			
* * * *				
Zoning Category	§ References		Controls	
* * * *	* * * *	* * * *		
NON-RESIDENTIAL STANDARD	S AND USES			
* * * *	* * * *	* * * *		
		Controls	by Story	
* * * *	* * * *	<b>1st</b>	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>	o <u>r Personal Service.</u>			
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	* * * *	* * * *	* * * * * * * * * * * * *
8	* Not listed below		
9	* * * *		
10	(0) Diflogated within a Hotel or	Dereand Service	
11	<u>(8) P if located within a Hotel or</u>	<u>reisonal Service</u> .	
12			
	SEC. 753. SOMA NEIGHBOR	HOOD COMMERCIAL TRA	NSIT DISTRICT.
13	* * * *		
14	Table 753. SOMA NEIG	HBORHOOD COMMERCIA	L TRANSIT DISTRICT
15	7	ONING CONTROL TABLE	
16	* * * *		
17	Zaning Catagory	§ References	Controls
18	Zoning Category * * * *	* * * * *	* * * *
19	NON-RESIDENTIAL STANDARDS	AND USES	
20	* * * *	* * * *	* * * *
		1	Controls by Story
21	* * * *	* * * *	1st 2nd 3rd+
22	Sales and Service Use Category		
23	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	P P NP
24	* * * * Massage Establishment	* * * * §§ 102, <i>303(n)</i>	* * * * * * * * * * * * * * * * * * *
25		* * * * *	$\begin{array}{c c} \hline \hline \\ $

* Not listed below				
* * * *				
(6) $P$ if located within a $F$	<u>Iotel or Personal Service.</u>			
<u>(0) 1 ij iocalea wilnin a 1</u>	<u>iolei oli i ersonal dervice</u> .			
SEC. 754. MISSION S	TREET NEIGHBORHOOD	COMMERC	IAL TRANSI	Т
DISTRICT.				
* * * *				
Table 754, MISSIC	ON STREET NEIGHBORH		IERCIAL TR	ANSIT
	DISTRICT			
	ZONING CONTROL	TABLE		
* * * *				
			Control	e
Zoning Category	& Poforoncos		Control	3
Zoning Category	§ References		Control	5
Zoning Category NON-RESIDENTIAL STAN		* * * *	Control	3
NON-RESIDENTIAL STAN	DARDS AND USES	* * * * Controls b		5
NON-RESIDENTIAL STAN	DARDS AND USES	Controls to 1st		s 3rd+
NON-RESIDENTIAL STAND * * * * * * * *	DARDS AND USES * * * * * * *	Controls t	by Story	
NON-RESIDENTIAL STAN * * * * Sales and Service Use Cat Retail Sales and Service	DARDS AND USES * * * * * * *	Controls to 1st	by Story	
NON-RESIDENTIAL STAN * * * * * * * * Sales and Service Use Cat	DARDS AND USES * * * * * * * * * * * * * * * * * * *	Controls k 1st * * * *	by Story 2nd	3rd+
NON-RESIDENTIAL STAN * * * * Sales and Service Use Cat Retail Sales and Service Uses*	DARDS AND USES *	Controls k 1st * * * *	P Story 2nd	<b>3rd+</b>
NON-RESIDENTIAL STAN * * * * Sales and Service Use Cat Retail Sales and Service Uses*	DARDS AND USES *	Controls k 1st * * * *	P Story 2nd	<b>3rd+</b> P * * * * NP <u>(9)</u>
NON-RESIDENTIAL STAN * * * * Sales and Service Use Cat Retail Sales and Service Uses* * * * * Massage Establishment	DARDS AND USES * * * * * * * * * * * * * * * * * \$§ 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 * * * *	DARDS AND USES * * * * * * * * * * * * * * * * * \$§ 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 * \$§ 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 * * * * * * * * * * * * * * * * * \$§ 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 * \$§ 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 H	DARDS AND USES * \$§ 102, 202.2(a), 202.3 * * * * \$§ 102, 303(n) * * * *	Controls k         1st       *         *       *       *         P       *       *         *       *       *       *         •       *       *       *         *       *       *       *         *       *       *       *         *       *       *       *	P         * * * * *         C(9)         * * * * *	3rd+ P * * * * * NP <u>(9)</u> * * * * *

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### 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(7)</u>	NP <u>(7)</u>
* * * *	* * * *	* * * *	* * * * *	* * *
Services, Health	§ 102	C(5)	Р	Р
* Not listed below		* * * * * <u>se</u> require <del>s</del> a	Conditiona	* * * *
* Not listed below	w <del>nd<u>or</u> <i>Massage Establishment Us</i> whether it is Principal or Acces</del>	<u>se</u> require <del>s</del> a		
* Not listed below * * * * (5) A Health Service Use a uthorization on the ground story w * * * *	w <del>nd<u>or</u> <i>Massage Establishment Us</i> whether it is Principal or Acces</del>	<u>se</u> require <del>s</del> 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>	w <del>nd<u>or</u> <i>Massage Establishment Us</i> whether it is Principal or Acces</del>	<u>se</u> require <del>s</del> a ssory.	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>	e <del>nd<u>or</u> Massage Establishment</del> Us Thether it is Principal or Acces	<u>se</u> require <del>s</del> a ssory.	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 * * * *	e <del>nd<u>or</u> Massage Establishment</del> Us Thether it is Principal or Acces	<u>se</u> require <del>s</del> a ssory.	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 * * * *	And <u>or</u> Massage Establishment Us Thether it is Principal or Acces Or Personal Service.	<u>se</u> require <del>s</del> a ssory. AL TRANSI	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 * * * *	e <mark>nd<u>or</u> Massage Establishment Us Thether it is Principal or Acces or Personal Service.</mark>	<u>se</u> require <del>s</del> a ssory. AL TRANSI	Conditiona	l Use T.

Zoning Category	§ References		Control	S
NON-RESIDENTIAL STAND		* * * *		
* * * *	* * * *			
		Controls	<u> </u>	Qued 1
* * * *	* * * *	1st * * * * *	2nd	3rd+
Sales and Service Use Cate	aorv			
Retail Sales and Service				
Uses*	§§ 102, 202.2(a) <u>, 202.3</u>		Р	NP
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§ 102, <i>303(n)</i></u>	<u><i>C<u>P</u></i></u> * * * * *	<u> </u>	NP <u>(7)</u>
* * * *		* * * *	* * * *	* * *
* Not listed below				
* * * *				
<u>(7) P if located within a H</u>	<u>otel <mark>or Personal Service</mark>.</u>			
SEC. 757. FOLSOM ST	REET NEIGHBORHOOD	COMMERC		Γ
DISTRICT.				
* * * *				
Table 757. FOLSO	M STREET NEIGHBORH			ANSIT
	DISTRICT			
	ZONING CONTROL	TABLE		
* * * *				
Zoning Category	§ Referenc	200	Cor	ntrols
* * * *	* * * *		* * *	
NON-RESIDENTIAL STAND	OARDS AND USES			
* * * *	* * * *	*	* * *	
		С	ontrols by St	tory
		1:	st 2nd	31
* * * *	* * * *	*	* * * * *	* * *

Supervisor Ronen
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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>	<del>CNP(11<mark>)</mark></del> 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	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 o	<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 Use Category	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	P	P	NP
20		33 $32$ , $202.2$			

	* * * *	* * * *	*	* * * * *	* * * * * *
1	Massage Establishment	§ <u>ર્</u> 102 <u>, <i>303(n)</i></u>	<u>EP</u>	$\frac{(6)(7)}{C(7)}$	
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	loor, but not on both; P o	n all floors in	Historic Build	dings.
9	* * * *				
10	(10) P if located within a H	<u>lotel <mark>or Personal Service</mark>.</u>			
11	SEC. 759. DIVISADERO	STREET NEIGHBORHC			NSIT
12	DISTRICT.				
13	* * * *				
14	Table 759 DIVISADE	RO STREET NEIGHBOF		MERCIAL T	RANSIT
15		DISTRICT			
16		ZONING CONTROL	TABLE		
17	* * * *				
18	Zoning Category	§ References		Controls	\$
19	NON-RESIDENTIAL STAND	ARDS AND USES	* * * *		
20			Controls b	y Story	
21			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	Creecy, Conorai	33		- (-)	

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

SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.						
* * * *						
Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT						
	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 DIS         CONING CONTROL TABLE         *****         *****         *****         *****         *****         *****         *****         *****         *****         *****         *****         *****         *****         *****         *****         ******         *****         *****         ******         ******         ******         ******         ******         ******         Table 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.         ******         Table 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.</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 DIS         CONING CONTROL TABLE         *****         *****         *****         *****         *****         *****         *****         *****         *****         *****         *****         *****         *****         *****         *****         ******         *****         *****         ******         ******         ******         ******         ******         ******         Table 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.         ******         Table 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.		

* * * *				
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 <b>e</b> §§ 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	OMMERCIAL	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	<u>§§</u> 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		unity and free clinics of def		California I	le elth		
6	(7) Clinics licensed as community and free clinics as defined under California Health						
7	and Safety Code Section 1204(a)(1) a		U U				
	and Safety Code Section 1206(b) are		Other Heal	Ith Service	uses		
8	are subject to the provisions of Sectio	n 303 <del>./</del> 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				
		Controls by St		tory		
NON-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 <i>, 303(n)</i>	<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.					
	ersonal 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			

1

#### 2

3

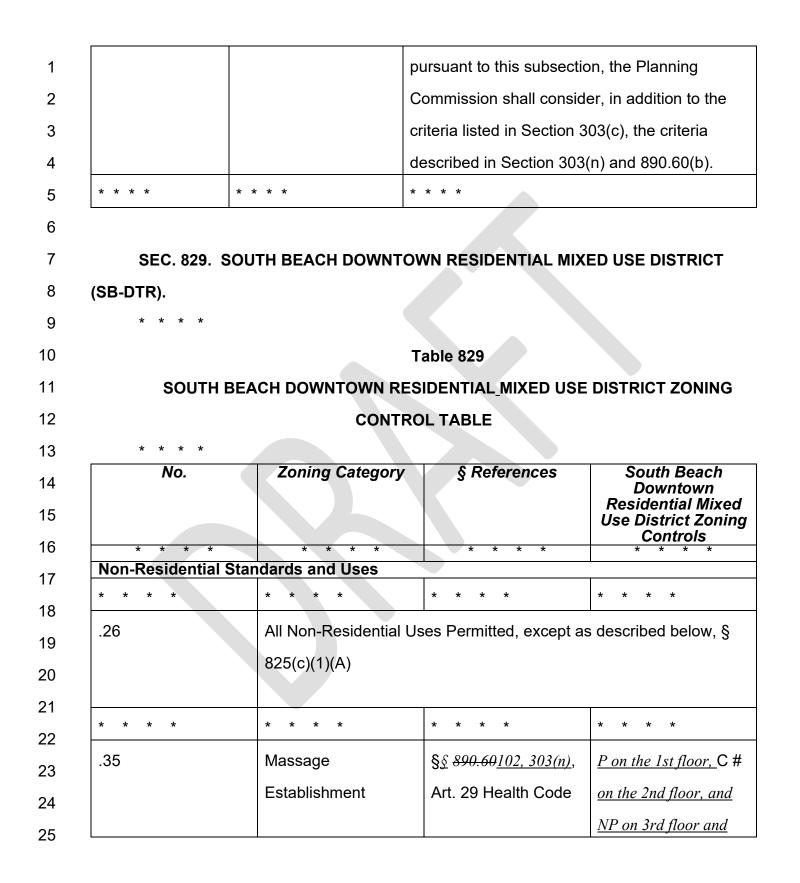
# CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT

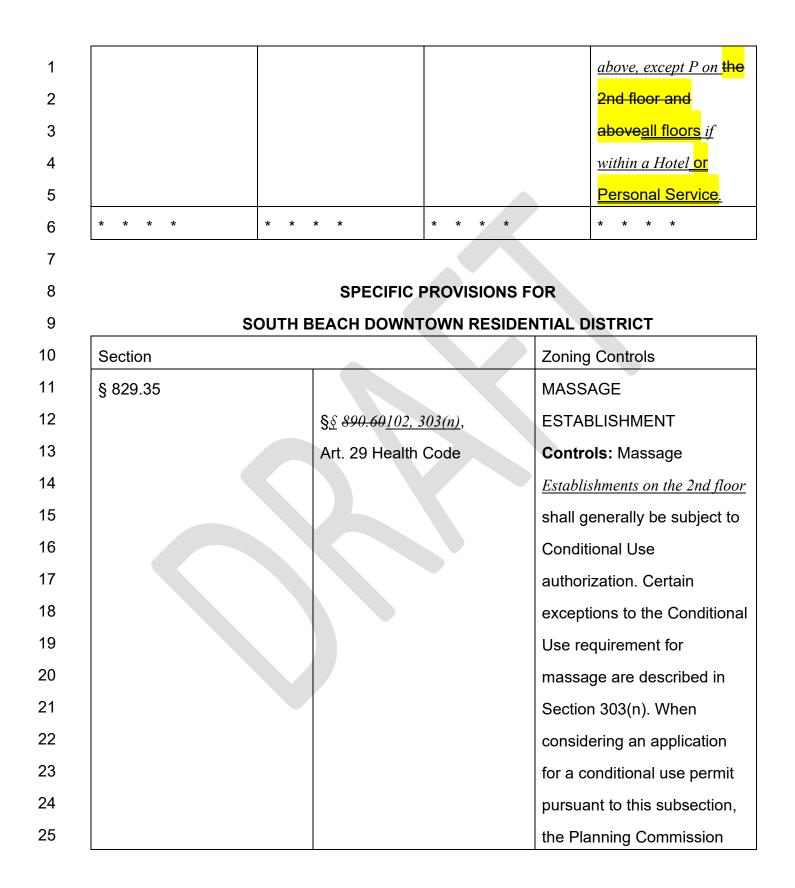
## ZONING CONTROL TABLE

\* \* \* \*

4	Zoning Category		§ References	Controls				
5		50		Controls by Story				
6	NON-RESIDENTIAL US		1st	2nd	3rd+			
7	* * * *			* * * *	* * * *	* * * *		
	Sales and Service Use							
8	Retail Sales and Servic	يىك	<u>5 102, 202.2(a), 202.3</u>	Р	NP	NP		
9	* * * *		* * *	* * * *	* * * *	* * * *		
10	Massage Establishment		102	<u><i>Є<u>Р</u></i></u>	NP <u>(3)</u>	NP <u>(3)</u>		
	* * * *	*	* * *	* * * *	* * * *	* * * *		
11								
12	* Not listed below							
13	* * * *							
14	(3) P if located within	n a Hotel or Personal	Service					
	<u>(5) 1 1) 1000100 11111</u>							
15								
16	SEC. 827. RINCOM	N HILL DOWNTOW	N RESIDENTIAL MIX	ED USE DI	STRICT (I	RH-		
17	DTR).							
	, * * * *							
8								
19		т	able 827					
20		HILL DOWNTOWN F	RESIDENTIAL MIXED	USE DIST	RICT			
21			ONTROL TABLE					
22	* * * *							
	No.	Zoning Category	§ References		ncon Hill			
23					wntown ential Mix	ed		
24					strict Zon			
					ontrols			

Non-Resident	ial Standards and Uses		
* * * *	* * * *	* * * *	* * * *
.26	All Non-Residential	Uses Permitted, except a	s described below.
	§ 825(c)(1)(A)		_
* * * *	* * * *	* * * *	* * * *
.35	Massage	<u>§§</u> <del>890.60<u>102, 303(n)</u>,</del>	<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> .
* * * *	* * * *	* * * *	* * * *
		IC PROVISIONS FOR	
	RINCON HILL DOWN	TOWN RESIDENTIAL MI	XED USE
Section		Zoning Controls	
§ 827.35	§§ <del>890.60<u>102, 303(n)</u>,</del>	MASSAGE ESTABLISH	MENT
	Art. 29 Health Code	Controls: Massage Esta	blishments on the 2nd
		<u>floor</u> shall generally be s	ubject to Conditional
		Use authorization. Certa	in exceptions to the
			·
		Conditional Use requirer	nent for massage are
			C





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	* * * *	ŧ	* * *	*	* * * *		
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.	Existing group hou	sing and dv	velling units would b	e protected from demolition or		
19	conversion	conversion to nonresidential use by requiring conditional use review. Accessory Dwelling					
20	Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.						
21	Night	ttime entertainment,	movie thea	iters, adult entertain	ment 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; <sup>-</sup> inancial; Services <u>alth</u>	§§ 890.108 890.110, 8		Sec. 8 floor w	03.9(f) ⁄hen pr neral p	rtical control o . P on the gro imarily open t oublic on a clie s.
	de de						
* *	* *						
* * SEC.	* * 841. MUR	– MIXED USE-RE	SIDENTIAL	DISTRICT			
* * SEC.	* * 841. MUR			DISTRICT. ble 841			
			* * * Tab	ole 841		TROL	TABLE
		*	* * * Tab	ole 841		TROL	TABLE
	MUR – MIX * *	*	* * * Tab ITIAL DISTF	ole 841		Mixe esiden	ed Use- tial District
* * Nc * * * *	MUR – MIX * * 5.	* CED USE-RESIDEN Zoning Categor	* * * Tak ITIAL DISTF 7y § F   * *	ole 841 RICT ZONI		Mixe esiden	ed Use-
* * No * * * * Assembly,	MUR – MIX * * 5.	* XED USE-RESIDEN Zoning Categor * * * * n, Arts and Enterta	* * * Tak ITIAL DISTF 7y § F ainment	ble 841 RICT ZONI References		Mixe esiden Co * *	ed Use- tial District ntrols *
* * Nc * * * *	MUR – MIX * * 5.	* CED USE-RESIDEN Zoning Categor	* * * Tab ITIAL DISTF 7y § F ainment	ole 841 RICT ZONI References		Mixe esiden Co	ed Use- tial District
* * No * * * * Assembly,	MUR – MIX * * 5.	* XED USE-RESIDEN Zoning Categor * * * * n, Arts and Enterta	* * * Tab ITIAL DISTR Ty § R ainment * *	ble 841 RICT ZONI References		Mixe esiden Co * *	ed Use- tial District ntrols *
* * No * * * * * Assembly, * * * * *	MUR – MIX * * 5.	*       *         Zoning Categor         *       *         n, Arts and Enterta         *       *	* * * Tab ITIAL DISTR Ty § R ainment * *	ble 841 RICT ZONI References	NG CON R * *	Mixe esiden <u>Co</u> * * * *	ed Use- tial District ntrols *
* * No * * * * * Assembly, * * * * *	MUR – MIX * * 5.	*         XED USE-RESIDEN         Zoning Categor         *       *         *       *         n, Arts and Enterta         *       *         Massage	* * * Tab ITIAL DISTR Ty § R ainment * *	ble 841 RICT ZONI References	NG CON R * (n) + 2n	Mixe esiden <u>Co</u> * * * * <u>*</u> <u>*</u> <u>*</u>	ed Use- tial District ntrols * * * *
* * No * * * * * Assembly, * * * * *	MUR – MIX * * 5.	*         XED USE-RESIDEN         Zoning Categor         *       *         *       *         n, Arts and Enterta         *       *         Massage	* * * Tab ITIAL DISTR Ty § R ainment * *	ble 841 RICT ZONI References	NG CON R * (n) NH 2nd 3rd	Mixe esiden <u>Co</u> * * <u>*</u> * * <u>*</u> <u>*</u> <u>*</u> <u>*</u> <u>*</u>	ed Use- ntial District ntrols * * * <u>*</u> * <u>st floor, C on</u> and NP on and above,
* * No * * * * * Assembly, * * * * *	MUR – MIX * * 5.	*         XED USE-RESIDEN         Zoning Categor         *       *         *       *         n, Arts and Enterta         *       *         Massage	* * * Tab ITIAL DISTR Ty § R ainment * *	ble 841 RICT ZONI References	NG CON R * (n) 2nu 3rd exa	Mixe esiden Co * * * * <u>P on 1s</u> d floor a cept P o	ed Use- 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	
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, (</u>	C on .
			floor, and NP on 3	<u>rd flc</u>
			above, except P on	<u>2nd</u>
			and above <u>all floo</u>	ors if
			<u>Hotel or Personal</u>	l Ser
* * * *	* * * *		* * * *	

25

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	e that are explicitly shown in this ordinance as additions, deletions, Board amendment
2	additi	ions, and Board amendment deletions in accordance with the "Note" that appears under
3	the of	fficial 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
10		
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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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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

From:	Betsy Eddy
To:	Major, Erica (BOS)
Subject:	Fwd: DHCA Support for Sierra Club Amendments for Street Tree Planting and Removal Article 16
Date:	Sunday, December 5, 2021 5:22:50 PM
Attachments:	2021-11-19 Sierra Club - File No. 210836 Article 16 Amendments.pdf DHCA Support Letter for Sierra Club Changes to Article 16 Submitted 12-5-21.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Ms. Major,

I am sorry I entered your email address incorrectly on my email message to Supervisors Melgar, Peskin and Preston. I hope our DHCA Support letter for amendments to Article 16 made by the Sierra Club can be provided to the Land Use and Transportation Committee members before the Committee Meeting tomorrow.

Thank you,

Betsy Eddy DHCA C0-President 415-867-5774

----- Forwarded message ------

From: **Betsy Eddy** <<u>betsy.eddy@gmail.com</u>> Date: Sun, Dec 5, 2021 at 5:06 PM Subject: DHCA Support for Sierra Club Amendments for Street Tree Planting and Removal Article 16 To: <<u>MelgarStaff@sfgov.org</u>>, <<u>Aaron.Peskin@sfgov.org</u>>, <<u>Dean.Preston@sfgov.org</u>> Cc: <<u>ChanStaff@sfgov.org</u>>, <<u>matt.haney@sfgov.org</u>>, <<u>Gordon.Mar@sfgov.org</u>>, <<u>Hillary.Ronen@sfgov.org</u>>, <<u>Ahsha.Safai@sfgov.org</u>>, <<u>Catherine.Stefani@sfgov.org</u>>, <<u>Shamann.Walton@sfgov.org</u>>, Rafael Mandelman <<u>rafael.mandelman@sfgov.org</u>>, Mandelman Staff <<u>mandelmanstaff@sfgov.org</u>>, <<u>grace.major@sfgov.org</u>>, Becky Evans <<u>rebecae@earthlink.net</u>>, joshua klipp <<u>joshuaklipp@gmail.com</u>>

Dear Supervisors Melgar, Peskin and Preston,

Our Diamond Heights Community Association (DHCA) Board voted to support the amendments to the Public Works Code for Street Tree Planting and Removal Code brought forth by the Sierra Club Program of San Francisco. Both the Sierra Club letter and our Board support letter are attached.

Thank you for working on amending the Code since it is so important to improve the protection and maintenance of street trees in San Francisco.

Gratefully,

Betsy Eddy

DHCA Co-President 415-867-5774



## San Francisco Group, SF Bay Chapter

Serving San Francisco County

Date:November 19, 2021To:San Francisco Board of SupervisorsSubject:File # 210836, Public Works Code - Street Tree Planting and Removal

Dear Supervisors,

The Sierra Club's San Francisco Group is concerned about the possible negative consequences of some of the proposed revisions to San Francisco's Public Works Code Street Tree Planting and Removal - Article 16. These revisions could have the unintended impacts of:

- 1. increased existing inequities in the distribution of San Francisco's street trees;
- 2. reduced civic engagement;
- 3. inadequate ability to penalize illegal tree removal and tree abuse; and
- 4. departmental overreach by allowing DPW to require the removal of trees on private property and not currently under their jurisdiction.

There is much that is good in this proposed legislation. Therefore, we suggest the following amendments to this legislation to strengthen its benefits for San Francisco's urban forest. These include:

- 1. increase equity in replacing removed trees;
- 2. restore public involvement in decisions regarding removal of trees;
- 3. empower the Department of Public Works to enforce penalties; and
- 4. remove the expansion of DPW jurisdiction over trees on private property.

#### **Background**

1. <u>Revision to Require Replacement of Removed Trees</u>

This proposed revision requires Public Works to plant replacement Street Trees within 120 days of removal in the same location or nearby.

#### Positive Consequence

Currently, there is no timeline to replace a street tree that has been removed. Tree wells can sit empty for years or are sometimes paved over altogether. We support a mandatory timeline for replacing a tree that has been removed.

#### Negative Consequence

However, the Department of Public Works currently lacks the ability to keep up replanting to match the rate of removals.<sup>1</sup> Additionally, there is a disparate tree canopy distribution against the percentage of people of color in San Francisco.<sup>2</sup>

If the Department of Public Works is forced to prioritize planting <u>only</u> in neighborhoods where a tree is removed, this means that neighborhoods which are already green will continue to have trees, while those that do not have trees, will not be prioritized.

#### Recommended Amendments

Keep the 120-day replanting requirement. But for every tree replaced in a neighborhood that exceeds the City's average of 13.7% canopy, *also* require the planting of a tree of equal size in a disadvantaged neighborhood below this percentage.

2. <u>Revision to Eliminate Administrative Objections</u>

This proposed revision eliminates the public's right to file administrative objections to proposed removals of Hazard Street Trees. In other words, DPW would be allowed to declare a tree a hazard and remove it immediately, without the public's ability to bring their own expert testimony to bear on this decision.

#### **Negative Consequences**

- a. This revision is unnecessary. Trees that are an immediate danger to the public can already be taken down under the category of "Emergency Removal" with no public process. By entirely removing public process for "hazard" trees, DPW sets up the potential for future abuse by Departmental leadership. This is a serious concern given that our City's most recent Director of Public Works had a systematic program of removal of a species of tree that he did not favor.
- b. Additionally, some of the most innovative City projects are the result of civic engagement, *e.g.*, Mission Verde along the 24<sup>th</sup> Street Corridor. Reducing public process reduces the likelihood of community involvement and partnership at a time our City needs maximum civic engagement in its work toward climate resilience.

#### **Recommendation**

Strike this proposed revision as unnecessary.

3. Revisions Related to Development and Construction

There are two proposed revisions designed to target illegal removals and tree injury that currently are rampant and yet unpenalized. Unfortunately, the proposed changes do not adequately address this issue or empower Public Works to enforce penalties.

#### **Recommended Amendments**

- a. In construction projects, require developers to put up a bond several times the value of the tree on a pro rata basis (e.g., 5x the value of the tree if a project is \$1mil or above; 2x the value of the tree if it is \$250k or less). If the tree is injured during construction, this bond is transferred into the City's Street Tree Planting Fund. By pro-rating, homeowners and small businesses are still encouraged to engage in development.
- b. Whether during construction or otherwise, if a tree is removed illegally, require the actor to replace it based on a biomass replacement formula, and authorize the Department of Public Works to enact a lien to ensure compliance.

<sup>&</sup>lt;sup>1</sup> See

https://sfbos.org/sites/default/files/061421\_PA\_of\_DPW\_Street\_Resurfacing\_Prog\_%26\_StreetTreeSF% 20Prog.pdf at p. 63.

<sup>&</sup>lt;sup>2</sup> See <u>https://www.treeequityscore.org/reports/place/san-francisco-ca/</u>

#### 4. Revision Related to Trees on Private Property

Although Article 16 deals with "street trees", a proposed revision would give DPW the right to enter private property, determine that a privately-owned tree is a hazard tree, and require its removal with no right for appeal on the part of the private property owner.

#### Negative Consequence

It is concerning that a proposed revision impacting trees not along a public right of way would fall under the jurisdiction of Public Works. Further, because Public Works seeks to remove public process around the determination of hazard trees, the result is that the private property owner would have no choice but to comply and have the tree removed.

#### Recommendation

This provision should be struck, and considered as a separate, voter-approved, ballot measure.

#### Other amendments to consider

The legislation could further be strengthened by including:

- Reference to climate change and the need to be a climate resilient City;
- Reference to trees and tree canopy as an issue of environmental justice;
- The inadequacy of 1:1 tree replacement (i.e. replacing a mature tree with a sapling); and
- The enforcement of tree care for trees planted for construction projects; for example, often trees are planted but then not maintained and frequently die.

#### Why is it so important to protect and increase our urban tree canopy?

The Sierra Club believes that biodiversity, native vegetation, and green infrastructure like trees and shrubs are all critical components in our fight for climate resilience. At 13.7%, San Francisco's is the smallest urban canopy of any major city in the United States, yet our City is failing to come close to the goals of our Urban Forest Plan - a plan that is expressly relied upon in our City's climate action strategies.<sup>3</sup> The above recommendations and additional proposed revisions are the bare minimum San Francisco must implement to begin to address our need for increased tree canopy as a matter of climate resilience and environmental justice.

We look forward to hearing your response to our recommendations and thank you for your attention to this matter.

Sincerely,

Becky Evans

Becky Evans Chair, SF Group Executive Committee

<sup>&</sup>lt;sup>3</sup> "Budget and Legislative Analyst's report," June 14, 2021 "... the City's 10-year average of 2,154 street trees planted annually is less than half of the 5,000 of street trees that need to be planted annually to ensure that the City's street tree population does not shrink ..."

Diamond Heights Community Association, PO Box 31529, San Francisco, CA 94131



Supervisors Myrna Melgar, Aaron Peskin, Dean Preston Land Use and Transportation Committee City Hall, Room 244 1 Dr. Carlton B. Goodlett Place San Francisco, Ca. 94102

Date: December 4, 2021

Re: Supervisors File # 210836, Public Works Code - Street Tree Planting and Removal

Dear Supervisors Melgar, Peskin and Preston,

Our Diamond Height Community Association (DHCA) Board requests that you and the Board of Supervisors support the Sierra Club San Francisco Group's recommended changes to the San Francisco's Public Works Code Street Tree Planting and Removal - Article 16.

The current changes under consideration are good but could go further to clarify the code. Our DHCA Board agrees with the changes recommended by the San Francisco Group of the Sierra Club stated in the attached letter. As indicated in the letter, the amendments would:

- 1. Increase equity in replacing removed trees
- Restore public involvement in decisions regarding removal of trees
- 3. Empower the Department of Public Works to enforce penalties
- Remove the expansion of DPW jurisdiction over trees on private property.

Thank you for considering the amendments brought forth by the San Francisco Group of the Sierra Club

Betry Eldy

Betsy Eddy DHCA Co-President

Cc: Members of the Board of Supervisors, Mandelmanstaff@sfgov.org, Erica Major, Becky Evans, Joshua Klipp

www.dhcasf.org, dhcasf@gmail.com

#### Officers

Co-Presidents Betsy Eddy Bob Pullum

Vice President Pooja Sahharwal

Treasurer Patrick Carroll

#### Board of Directors Cliff Detz Bob Dockendorff Annette Lewis Betty Peskin Lee Ann Prifti

From:	Lauren Davidson
To:	<u>Major, Erica (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Peskin, Aaron (BOS)</u>
Cc:	Low, Jen (BOS); Smeallie, Kyle (BOS); Angulo, Sunny (BOS); Bintliff, Jacob (BOS); Temprano, Tom (BOS); Beinart, Amy (BOS); Dick-Endrizzi, Regina (ECN)
Subject: Date:	support for amendments to the planning codes for Massage & Bodywork professionals Monday, November 29, 2021 10:06:11 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

My name is Lauren. I'm a California Certified Massage Therapist, with over 1,000 hour of training, who specializes in prenatal and postpartum bodywork. Hopefully this committee understands that CAMTC includes fingerprinting and Live Scan background check. I carry full professional liability insurance through ABMP, accept FSA payment, and provide coded superbills for health insurance reimbursement. I'm also a low-income, queer, solo parent to a 7 year old SFUSD student (receiving his second COVID vaccine at the time of this hearing). My practice has been serving the community for over 20 years. Massage is health care. Full stop. California and San Francisco's health departments both recognized this in prioritizing massage therapists as 1A health care providers for early COVID vaccine eligibility. It's time that we are treated as such. The legislation sponsored by Supervisors Ronen and Mandelman is a small step in that direction.

My practice has been closed since March 2020. It has been nearly impossible to find an affordable space in the District 8 community that I have lived and worked in for over 20 years that meets the overly restrictive regulations of the planning department. As one of the most established perinatal bodywork professionals in the area, my income has *never* exceeded 60% of the area median income. And over the past two years I have been living below the poverty level with my child struggling to reopen my integrative wellness practice. Our small businesses aid community health, often at a lower cost and in a more culturally competent way than traditional healthcare environments. We should honor this by providing equity in licensing that is fully in line with acupuncturists, chiropractors, and physical therapists.

Three amendments I would like to suggest:

- We need to prioritize the ability for massage establishments (both solo practitioners and those with a handful of employees) to operate in spaces with adequate ventilation. Ground floor spaces tend not to have any operable windows, while second and third floor neighborhood offices have multiple windows. Ventilation is key to our ability to work safely. Please do not make it more arduous for us to serve our community in safety.
- The conditional use authorization process for larger massage establishments needs to be added to the expedited process list. Waiting three to six months while paying rent on a space is simply not at all realistic for most of us as we seek to expand our very small businesses.
- The fee structure needs to be amended to reflect the financial reality of our profession. Even those of us who have been fortunate enough to expand our practices with a handful of staff to meet community needs rarely make *anywhere* near the AMI. Yet we are being asked to pay more in annual licensing fees than a lawyer does.

I urge this committee to support the proposed revisions as soon as possible. Please allow those

of us who have been dedicated to community health and wellness to operate in a fair, equitable, and safe way. Please help us reopen our practices, restart our local neighborhood economies, and attain self-sufficiency through this healing work as soon as possible. Thank you for your attention to this important work.

Lauren Elaine Davidson Owner, <u>Noe Valley Integrative Bodywork</u>



City Hall 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco, CA 94102-4689 Tel. No. (415) 554-5184 Fax No. (415) 554-5163 TDD/TTY No. (415) 554-5227

December 8, 2021

File No. 211263

Lisa Gibson Environmental Review Officer Planning Department 49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103

Dear Ms. Gibson:

On December 6, 2021, the Land Use and Transportation Committee Duplicated Board File No. 210381 and amended the Duplicate to be re-referred to the Commission:

File No. 211263

Ordinance amending 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 Articles 1 and 8 and remove it from the definition of Massage Establishments; 2) regulate Massage Establishments generally consistent with Health Services, with some exceptions; 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; 6) rename Medical Services to Health Services in Article 8 and make other conforming amendments; and 7) 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.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

Board of Supervisors Land Use and Transportation Referral for CEQA Page 2

## By: Erica Major, Assistant Clerk Land Use and Transportation Committee

## Attachment

c: Joy Navarrete, Environmental Planning Don Lewis, Environmental Planning



City Hall 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco, CA 94102-4689 Tel. No. (415) 554-5184 Fax No. (415) 554-5163 TDD/TTY No. (415) 554-5227

December 8, 2021

Planning Commission Attn: Jonas Ionin 49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103

Dear Commissioners:

On December 6, 2021, the Land Use and Transportation Committee Duplicated Board File No. 210381 and amended the Duplicate to be re-referred to the Commission:

#### File No. 211263

Ordinance amending 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 Articles 1 and 8 and remove it from the definition of Massage Establishments; 2) regulate Massage Establishments generally consistent with Health Services, with some exceptions; 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; 6) rename Medical Services to Health Services in Article 8 and make other conforming amendments; and 7) 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.

The proposed ordinance is being transmitted for review. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk Land Use and Transportation Committee

Referral from the Board of Supervisors Land Use and Transportation Committee Page 2

c: Rich Hillis, Director Scott Sanchez, Deputy Zoning Administrator Corey Teague, Zoning Administrator Lisa Gibson, Environmental Review Officer Devyani Jain, Deputy Environmental Review Officer AnMarie Rodgers, Legislative Affairs Dan Sider, Director of Executive Programs Aaron Starr, Manager of Legislative Affairs Joy Navarrete, Environmental Planning -



## MYRNA MELGAR

DATE:	December 2, 2021
TO:	Angela Calvillo Clerk of the Board of Supervisors
FROM:	Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee MM
RE:	Land Use and Transportation Committee COMMITTEE REPORT

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on Tuesday, December 7, 2021, as a Committee Report:

File No. 210381	Planning Code - Massage Establishment Zoning Controls
	Sponsors: Ronen; Mandelman and Preston

This matter will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, December 6, 2021, at 1:30pm.



City Hall Dr. Carlton B. Goodlett Place, Room 244 San Francisco 94102-4689 Tel. No. (415) 554-5184 Fax No. (415) 554-5163 TDD/TTY No. (415) 554-5227

# MEMORANDUM

- TO: Regina Dick-Endrizzi, Director Small Business Commission, City Hall, Room 448
- FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee
- DATE: April 26, 2021
- SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

#### File No. 210381

Ordinance amending 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 threemonth 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.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: \_\_\_\_\_

\_\_\_\_ No Comment

\_\_\_\_\_ Recommendation Attached

Chairperson, Small Business Commission



City Hall 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco 94102-4689 Tel. No. (415) 554-5184 Fax No. (415) 554-5163 TDD/TTY No. (415) 554-5227

## MEMORANDUM

#### TO: Dr. Grant Colfax, Director, Department of Public Health Marisa Rodriguez, Director, Office of Cannabis

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: April 21, 2021

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Ronen on April 13, 2021:

#### File No. 210381

Ordinance amending 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.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: <u>erica.major@sfgov.org</u>.

Board of Supervisors Land Use and Transportation Committee Referral Page 2

Dr. Naveena Bobba, Department of Public Health Sneha Patil, Department of Public Health Arielle Fleisher, Department of Public Health Ray Law, Office of Cannabis



City Hall 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco 94102-4689 Tel. No. (415) 554-5184 Fax No. (415) 554-5163 TDD/TTY No. (415) 554-5227

April 21, 2021

Planning Commission Attn: Jonas Ionin 1650 Mission Street, Ste. 400 San Francisco, CA 94103

Dear Commissioners:

On April 13, 2021, Supervisor Ronen introduced the following legislation:

#### File No. 210381

Ordinance amending 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 threemonth 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.

The proposed ordinance is being transmitted for review. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk Land Use and Transportation Committee

Referral from the Board of Supervisors Land Use and Transportation Committee Page 2

c: Rich Hillis, Director Scott Sanchez, Deputy Zoning Administrator Corey Teague, Zoning Administrator Lisa Gibson, Environmental Review Officer Devyani Jain, Deputy Environmental Review Officer Adam Varat, Acting Director of Citywide Planning AnMarie Rodgers, Legislative Affairs Dan Sider, Director of Executive Programs Aaron Starr, Manager of Legislative Affairs Joy Navarrete, Environmental Planning



City Hall Dr. Carlton B. Goodlett Place, Room 244 San Francisco 94102-4689 Tel. No. 554-5184 Fax No. 554-5163 TDD/TTY No. 554-5227

April 21, 2021

File No. 210381

Lisa Gibson Environmental Review Officer Planning Department 1650 Mission Street, Ste. 400 San Francisco, CA 94103

Dear Ms. Gibson:

On April 13, 2021, Supervisor Ronen submitted the following legislation:

File No. 210381

Ordinance amending 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.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk Land Use and Transportation Committee

Board of Supervisors Land Use and Transportation Referral for CEQA Page 2

c: Joy Navarrete, Environmental Planning Don Lewis, Environmental Planning