

Sunshine Dogs Club

Japan-inspired Small Dog Daycare, Boarding & Grooming

- Boutique care for **small dogs (<30 lbs)**
- **Resident-owned & operated** by Mission Bay neighbors
- **Indoor-only** operations (no outdoor runs)
- Calm, clean, and **quiet by design**



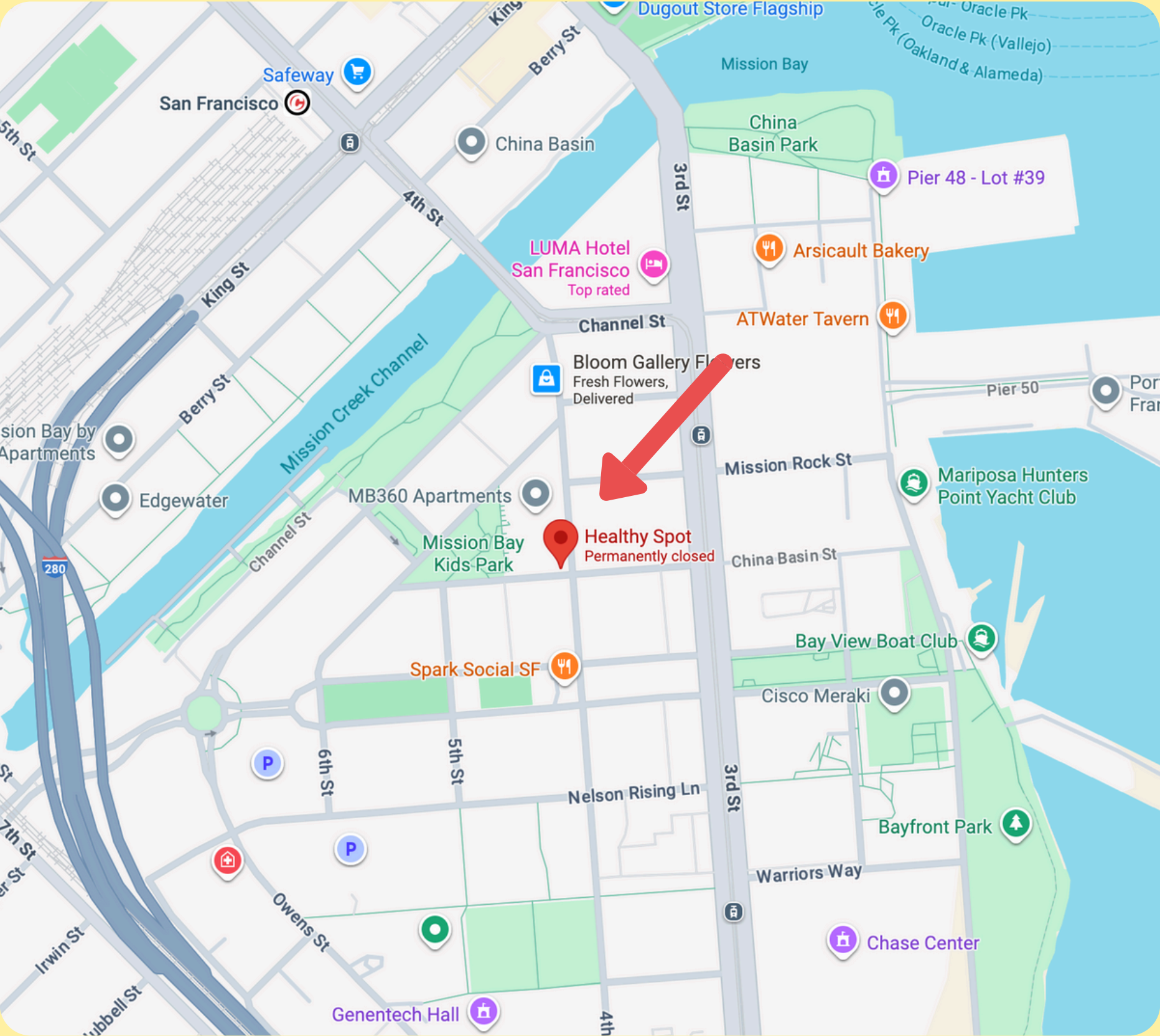
1200 4th St Suite F - previously Healthy Spot



Location

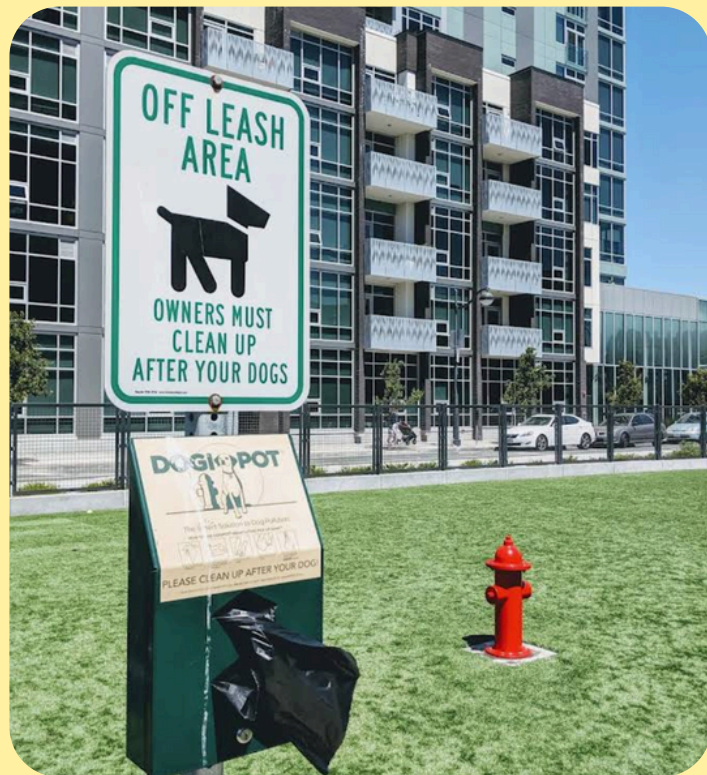


1200 4th St Suite F, San Francisco, CA 94158



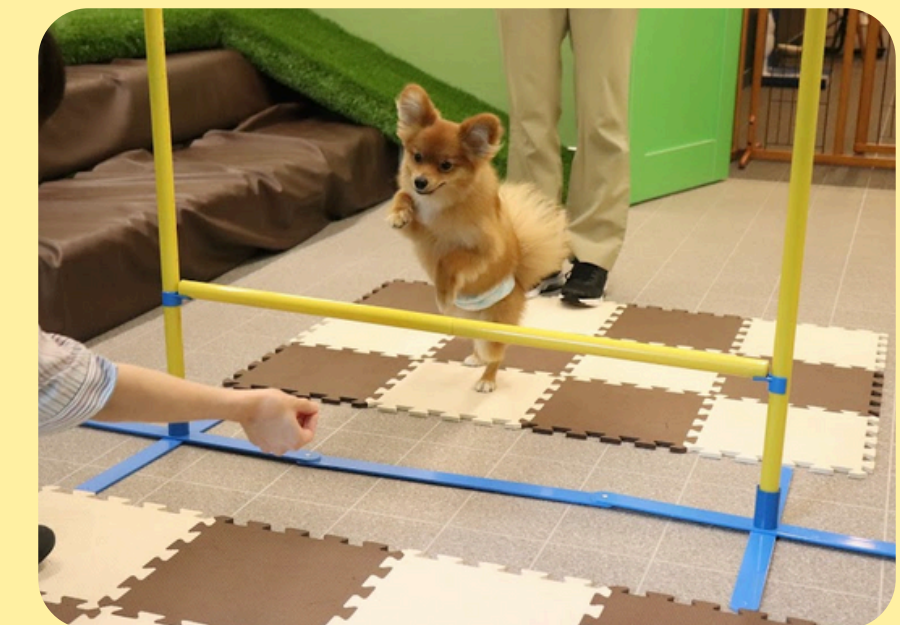
Filling a Gap in the Community

- We aim to **carry on the love** and care Healthy Spot brought to the neighborhood, while focusing on daycare, boarding, and grooming.
- **High demand for dog services**, especially for small breeds.
- **Community interest** reflected in Spark Social dog events.
- Indoor-only daycare **reduces load on Mission Bay parks**.

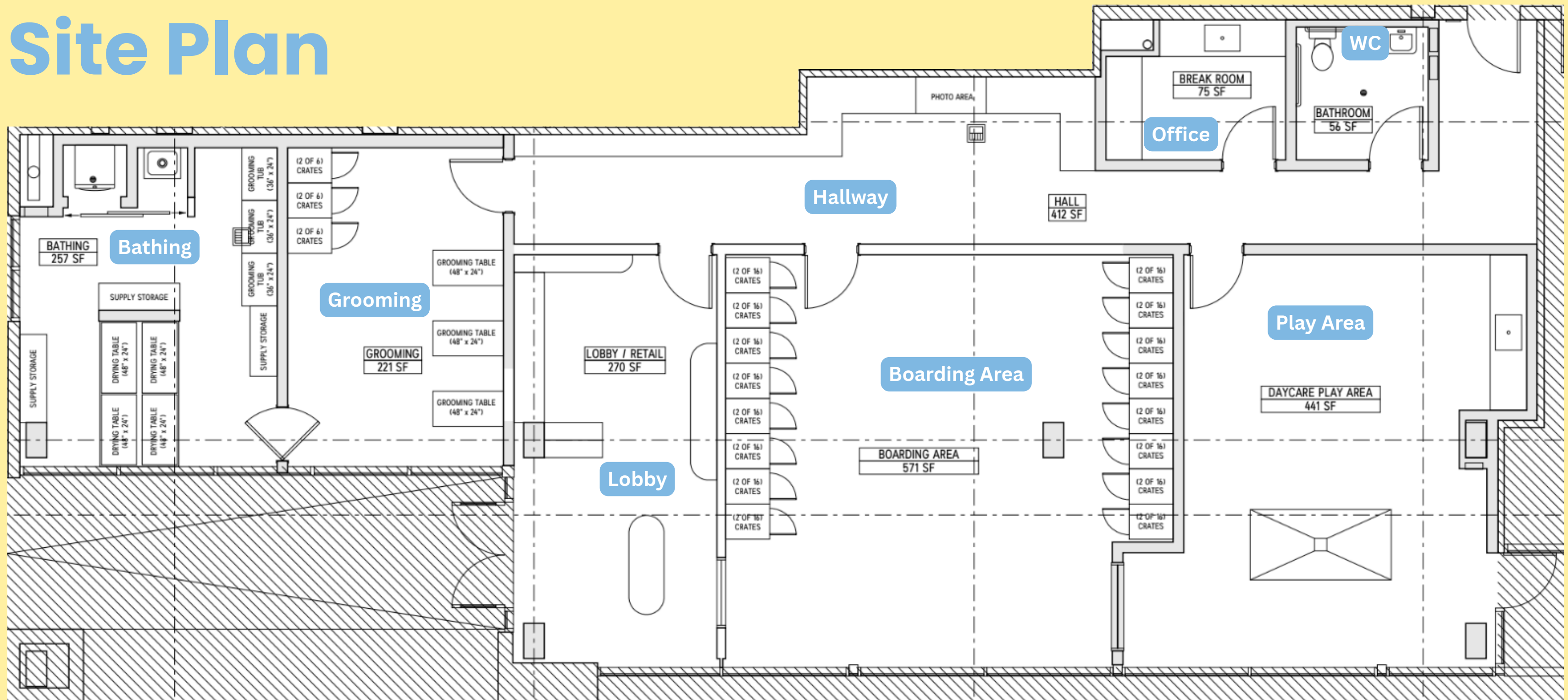


Proposed Use and Operations

- **Uses:** Daycare, Grooming, Overnight Boarding
- **Operating hours:** Mon–Fri 7am–7pm; Weekends 9am–5pm
- **Typical volumes:** Daycare ~30 (max ~50); Boarding 5~10 (max ~30)
- **Staffing:** 8–10 trained handlers on site per shift
- **Curb Impact:** mostly local walk up customers; staggered drop off, pick up (8–10am, 4–6pm)



Site Plan

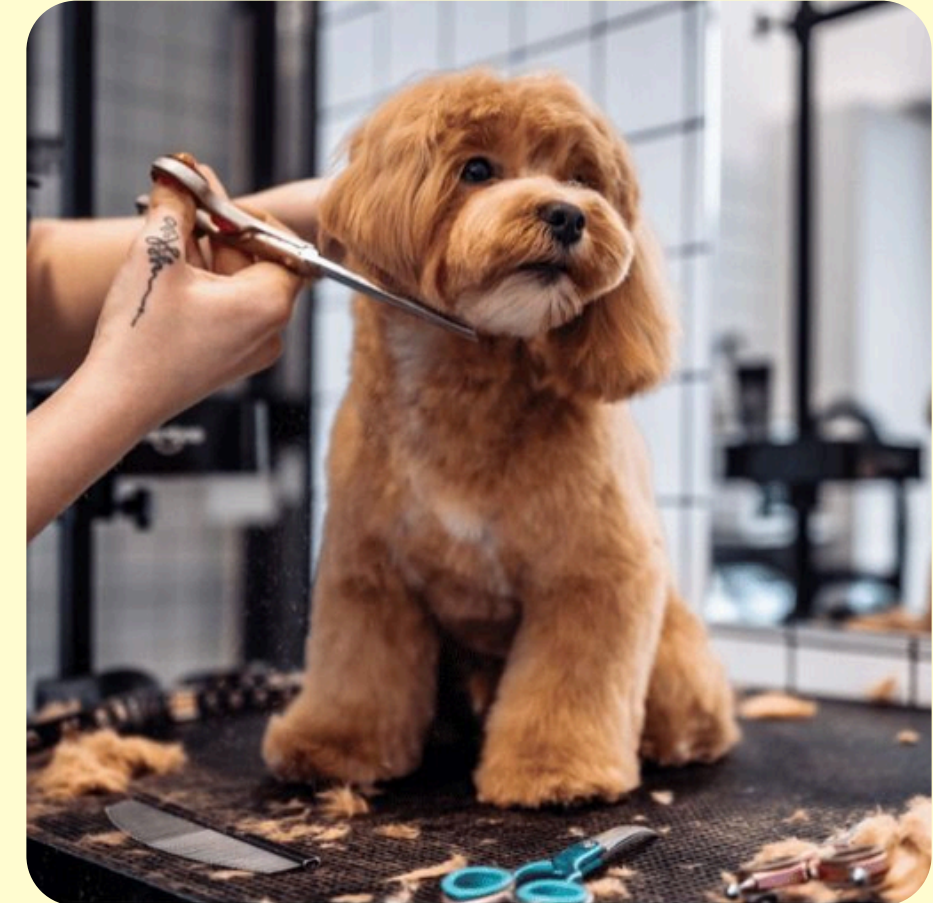


- **Sound control:** high-STC partitions, acoustic panels; doors closed during play
- **Air & sanitation:** MERV-13 HVAC; trench drains to sanitary; daily disinfection
- **Security:** monitored alarms, cameras, access control
- **Indoors only;** no outdoor activity

Community Programming



- **Monthly open houses:** free training & pet-care workshops with local vets
- **Seasonal events** e.g. with SPARK Social, small-dog activities, local makers



- **Shelter partnerships:** discounted grooming services for adopted senior dogs
- **Equity access:** discounted grooming days for neighborhood affordable housing residents

Our Ask & Good Neighbor Commitments

Our Ask: Approve Secondary Use (Animal Services) at 1200 4th St Suite F, including overnight boarding.

Our Commitments:

- **Quiet by design:** indoor-only; separated lobby; high-performance walls/doors with acoustic seals; flanking paths sealed; ceiling + wall absorption panels.
- **Overnight kept calm:** boarding limited to pre-screened daycare regulars; quiet hours + white-noise; 24/7 monitoring (cameras + noise/temp); on-call manager.
- **Air & sanitation:** MERV-13 HVAC; trench drains to sanitary sewer; daily disinfection; odor/waste logs maintained.
- **Low curb impact:** mostly local walk-ups; staggered drop off/pick up; brief loading only; no car idling.
- **Accountability:** neighbor hotline+email with same-day response; quarterly update at open house; add mitigation promptly if concerns arise.

