



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 29, 2016

*Date:* September 19, 2016  
*Case No.:* **2016-007837CUA**  
*Project Address:* **466 Eddy Street**  
*Zoning:* RC-4 (Residential – Commercial, High Density)  
North of Market Residential Special Use District  
80-T Height and Bulk District  
*Block/Lot:* 0334/013  
*Project Sponsor:* Caroline Smith  
1301 Kansas Street  
San Francisco, CA 94107  
*Staff Contact:* Carly Grob – (415) 575-9138  
[carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)  
*Recommendation:* **Approval with Conditions**

1650 Mission St.  
Suite 400  
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Information:  
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### PROJECT DESCRIPTION

The applicant proposes the addition of an accessory Massage use to a Personal Service, doing business as Onsen Spa and Tea Room. The tenant space is approximately 3,200 square feet, of which 2,520 square feet is occupied by a Personal Service use and 680 square feet consists of Restaurant use. The request for Conditional Use Authorization is to allow 622 square feet of Massage use as an accessory to the existing 2,520 square foot Personal Service use, and does not include any further alterations to the building envelope.

Onsen Spa and Tea Room is a locally owned and independently operated establishment. The Conditional Use Authorization would allow Onsen Spa to provide massages to their customers in addition to other types of therapies including acupuncture, aromatherapy, facials, body wraps, nutrition counseling, and sound treatments. Onsen also includes a communal tub, sauna, and steam room, as well as a restaurant which serves tea and Japanese-inspired food. The proposed use is not a Formula Retail use.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the northern side of Eddy Street between Hyde Street and Leavenworth Street, Block 0334, Lot 013. The property is located within the RC-4 (Residential-Commercial, High Density) District, North of Market Residential Special Use District and 80-T Height and Bulk District. The property is developed with a one-story building covering the entire lot. The subject property was previously used as an Auto Repair shop, and has recently been renovated into a Personal Service and Restaurant use (Building Permit Application No 201404012134), doing business as Onsen Spa and Tea Room. The subject lot is approximately 3,438 square feet with 25 feet of frontage on Eddy Street.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Tenderloin neighborhood west of Downtown and south of Nob Hill. The Tenderloin Children's Playground and Tenderloin Museum are within one block of the project site, and Boeddeker Park is two blocks east of the project site. The block of Eddy Street between Hyde and Leavenworth is diverse, ranging from one- to two-story buildings that are primarily occupied by automotive uses, to four- to six-story residential and hotel buildings. There is one 15-story apartment building across the street from the subject property which was constructed in 1964.

The project site is also located within the Uptown Tenderloin National Register Historic District, which is formed around a predominant building type of three- to seven-story, multi-unit apartment, hotel, or apartment-hotel buildings constructed of brick or reinforced concrete. The majority of the District was constructed between 1906 and the early 1930s by a limited number of architects, builders, and clients which resulted in a harmonious group of structures which share classically oriented visual imagery, materials, and details.<sup>1</sup>

## ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 9, 2016	September 7, 2016	22 days
Posted Notice	20 days	September 9, 2016	September 9, 2016	20 days
Mailed Notice	10 days	September 19, 2016	September 9, 2016	20 days

## PUBLIC COMMENT/COMMUNITY OUTREACH

- The applicant has provided nine letters in support of Onsen Spa and Tea Room from business owners and community leaders in the Tenderloin.

## ISSUES AND OTHER CONSIDERATIONS

- On May 27, 2016, the Board of Supervisors adopted an Ordinance to allow accessory Massage uses to Personal Service uses in the North of Market Residential Special Use District (Ordinance No. 90-16, Board File No. 151280). Previously, massage uses were not allowed in the North of Market Residential Special Use District unless they were accessory to Hospitals, Residential Care Facilities, Health Services, Social Services, or Health Clubs. This legislation became effective on June 26, 2016.

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<sup>1</sup> National Register of Historic Places Continuation Sheet, Section number 7, page 3: Uptown Tenderloin District. NPS Form 10-900-a (10-90). United States Department of the Interior National Park Service. May, 2008.

- A building permit for tenant improvements, façade renovation and a change of use from Automotive Use to a Restaurant and Personal Service was approved by Planning in November 12, 2014 (Building Permit No. 201404012134).

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the establishment of an accessory Massage use to a Personal Service within the North of Market Residential Special Use District, pursuant to Planning Code Sections 249.5 and 303.

## **BASIS FOR RECOMMENDATION**

- The project promotes the operation of an established, locally-owned business and contributes to the viability of the Tenderloin neighborhood.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood.
- The hybrid nature of the business, including the restaurant and spa components, will activate the streetscape throughout the day and evening, providing goods and services to a larger clientele.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

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

Block Book Map

Sanborn Map

Aerial Photographs

Zoning Map

Site Photograph

Public Correspondence (see also Project Sponsor Submittal)

Categorical Exemption

Project Sponsor Submittal, including:

- Public Comment
- Interior Photographs
- Onsen Spa and Tea Room Service Menu
- Onsen Spa and Tea Room Restaurant Menu
- Floor Plan with Accessory Massage Use areas identified

Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>   |
| <input checked="" type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>  |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map                  | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input type="checkbox"/> Context Photos                         | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos                 | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

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CG  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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## Planning Commission Draft Motion

HEARING DATE: SEPTEMBER 29, 2016

*Date:* September 19, 2016  
*Case No.:* **2016-007837CUA**  
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1301 Kansas Street  
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[carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 249.5 AND 303 OF THE PLANNING CODE TO ALLOW MASSAGE AS AN ACCESSORY USE TO A PERSONAL SERVICE USE (D.B.A. ONSEN SPA AND TEA ROOM) WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) DISTRICT, NORTH OF MARKET SPECIAL USE DISTRICT AND A 80-T HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On June 15, 2016 Caroline Smith (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 249.5 and 303 to allow accessory Massage use to a Personal Service use (d.b.a. Onsen Spa and Tea Room) within the RC-4 (Residential-Commercial, High Density) District, North of Market Residential Special Use District and a 80-T Height and Bulk District.

On September 29, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-007837CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-007837CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the northern side of Eddy Street between Hyde Street and Leavenworth Street, Block 0334, Lot 013. The property is located within the RC-4 (Residential-Commercial, High Density) District, North of Market Residential Special Use District and 80-T Height and Bulk District. The property is developed with a one-story building covering the entire lot. The subject property was previously used as an Auto Repair shop, and has recently been renovated into a Personal Service and Restaurant use (Building Permit Application No 201404012134), doing business as Onsen Spa and Tea Room. The subject lot is approximately 3,438 square feet with 25 feet of frontage on Eddy Street.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Tenderloin neighborhood west of Downtown and south of Nob Hill. The Tenderloin Children's Playground and Tenderloin Museum are within one block of the project site, and Boeddeker Park is two blocks east of the project site. The block of Eddy Street between Hyde and Leavenworth is diverse, ranging from one- to two-story buildings that are primarily occupied by automotive uses, to four- to six-story residential and hotel buildings. There is one 15-story apartment building across the street from the subject property which was constructed in 1964.

The project site is also located within the Uptown Tenderloin National Register Historic District, which is formed around a predominant building type of three- to seven-story, multi-unit apartment, hotel, or apartment-hotel buildings constructed of brick or reinforced concrete. The majority of the District was constructed between 1906 and the early 1930s by a limited number of architects, builders, and clients which resulted in a harmonious group of structures which share classically oriented visual imagery, materials, and details.<sup>1</sup>

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<sup>1</sup> *National Register of Historic Places Continuation Sheet, Section number 7, page 3: Uptown Tenderloin District. NPS Form 10-900-a (10-90). United States Department of the Interior National Park Service. May, 2008.*

4. **Project Description.** The applicant proposes the addition of an accessory Massage use to a Personal Service, doing business as Onsen Spa and Tea Room. The tenant space is approximately 3,200 square feet, of which 2,520 square feet is occupied by a Personal Service use and 680 square feet consists of Restaurant use. The request for Conditional Use Authorization is to allow 622 square feet of Massage use as an accessory to the existing 2,520 square foot Personal Service use, and does not include any further alterations to the building envelope.

Onsen Spa and Tea Room is a locally owned and independently operated establishment. The Conditional Use Authorization would allow Onsen Spa to provide massages to their customers in addition to other types of therapies including acupuncture, aromatherapy, facials, body wraps, nutrition counseling, and sound treatments. Onsen also includes a communal tub, sauna, and steam room, as well as a restaurant which serves tea and Japanese-inspired food. The proposed use is not a Formula Retail use.

5. **Public Comment.** The applicant has provided nine letters in support of Onsen Spa from business owners and community leaders in the Tenderloin.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Massage Use.** Planning Code Section 249.5 states that the following criterial shall apply to Massage uses that are incidental to Personal Services:
    1. The Massage use shall obtain a Conditional Use Authorization pursuant to Section 303(n) of the Planning Code;
    2. The Massage use shall comply with the accessory use provisions of Section 204.3 of the Planning Code, except that in no case shall the Massage use occupy more than 1,000 square feet of occupied floor area of the Personal Service use;
    3. The Massage use must be functionally integrated into the operation of the Personal Service use and cannot function independently of the Personal Service use, including having hours of operation that exceed those of the Personal Service use. In no case may the Massage Use operate during the hours between 10:00 p.m. and 7:00 a.m.

*The project sponsor is seeking Conditional Use Authorization pursuant to Planning Code Section 303(n). The proposed Massage use complies with accessory use provisions of Section 204.3, as described in Section 6C below. The Massage use will not occupy more than 622 square feet of floor area at any given time, which is below the permitted 1,000 square foot maximum. The Massage use will be functionally integrated into the operation of the Personal Service use, as massages will be offered among many other services and amenities, including meal services in the tea room, access to a communal bath house, sauna, and other individual therapies including acupuncture and nutrition counseling. Individual treatments, including massage, would be provided from 10:00 a.m. to 10:00 p.m. daily. The tea room, communal bath, sauna, and steam room would be open from 10:00 a.m. to 10:00 p.m. Monday through Thursday, 10:00 a.m. to Midnight Friday through Sunday.*

- B. **Additional Findings for Massage Establishments.** Planning Code Section 303(n), the Commission shall make the following findings with respect to Massage establishments:

1. Whether the applicant has obtained, and maintains in good standing, a permit for a Massage Establishment from the Department of Public Health pursuant to Section 29.10 of the San Francisco Health Code;
2. Whether the use's façade is transparent and open to the public. Permanent openness and transparency and openness are preferable.
3. Whether the use includes pedestrian-oriented lighting. Well-lit establishments where lighting is installed and maintained along all public rights-of-way adjacent to the building with the massage use during the post-sunset hours of the massage use encouraged;
4. Whether the massage use is reasonably oriented to facilitate public access. Barriers that make entrance to the use more difficult than to an average service-provider in the area are to be strongly discouraged.

*Onsen Spa and Tea Room is a new business, so the applicant is currently working to obtain Massage Establishment permits and final inspection by the Department of Public Health. The project sponsors have renovated an auto-body shop to incorporate a transparent storefront that is also compatible with the building's design and historic district. The storefront is well lit, and the entry to Onsen Spa opens onto a welcoming reception area and food service counter.*

- C. **Accessory Uses in Residential-Commercial Districts.** Planning Code Section 204.3 states that no use shall be permitted as an accessory use which involves the use of more than one-third the total floor area occupied by the principal use, or any noise, vibration, or unhealthful emissions extending beyond the premises of the use.

*The Personal Service component of Onsen Spa is approximately 2,520 square feet, allowing an accessory use amounting to approximately 840 square feet, or one-third of said floor area. The proposed Massage use would not exceed 622 square feet of space, which is less than one-third the total floor area of the Personal Service use. Therefore, the project is compliant with provisions for Accessory Uses in Planning Code Section 204.3.*

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

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

*The size of the proposed use is in keeping with other storefronts on the block face. The accessory Massage use is less than one-third of the area of the proposed spa use. The proposed Massage use will not result in any expansion of the building or business, and therefore would not impact traffic or parking in the neighborhood, which is well-served by transit. Providing accessory Massage use would enhance a neighborhood-serving spa and restaurant and is compatible with the dense RC-4 District.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project



that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed accessory Massage use will not affect the building envelope.*

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Planning Code does not require parking or loading for a 3,200 square-foot full-service spa and restaurant, nor is any parking or loading required for accessory massage uses. The proposed use is designed to provide a greater diversity of personal services to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

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

*The proposed accessory Massage use is not expected to create any noxious or offensive emissions, including noise, glare, dust, or odor.*

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The proposed accessory Massage use does not require any additional tenant improvements the Department shall review all lighting and signs proposed for the business in accordance with the Planning Code requirements and the Secretary of the Interior Standards.*

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

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

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

*The proposed project is consistent with the stated purposes of RC-4 Districts in that the Personal Service use is intended to meet the needs of city residents without generating excessive vehicular traffic. The project is consistent with the intent of the North of Market Residential Special Use District as it does not impact the residential nature of the area and adds a commercial establishment intended to serve local residents.*

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

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### **OBJECTIVE 1:**

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

##### **Policy 1.1:**

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

##### **Policy 1.2:**

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

##### **Policy 1.3:**

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

*The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The expanded scope of the business to include massage will provide a wider range of offerings to community members. Further, the project site is located within a high-density Residential-Commercial District and is thus consistent with activities in the commercial land use plan.*

#### **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.

*No commercial tenant would be displaced and the project would enhance diversity in the types of goods and services available in the neighborhood.*

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

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

*The proposal would enhance neighborhood-serving retail by allowing the business operator to further diversify their offerings to their clientele. Allowing Massage use as accessory to a Personal Service would provide greater employment opportunities for massage therapists at the Spa.*

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

*The proposed accessory Massage use would not impact housing or neighborhood character. The primary tenant, Onsen Spa and Tea Room, is located at the ground floor and will activate the pedestrian realm and enhance neighborhood character.*

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

*No housing is removed for this Project.*

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

*The site is well-served by transit, and is within ¼ mile of MUNI lines 5, 7X, 19, 27, 31, 38 and 38R. A 3,200 square foot sales and service use would not impede MUNI transit service or overburden streets or neighborhood parking.*

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

*The project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.*

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

*The proposed accessory Massage use will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The subject property is considered a Historic Resource and is located within the Uptown Tenderloin National Register Historic District. However, the project does not include any alterations to the existing building, thereby preserving the historic structure.*

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

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

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-007837CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 15, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 29, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 29, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow an accessory Massage use to a Personal Service use (d.b.a. Onsen Spa and Tea Room) located at 466 Eddy, Lot 013 in Assessor's Block 0334, pursuant to Planning Code Section(s) 249.5 and 303 within the Residential-Commercial, High Density (RC-4) District, North of Market Residential Special Use District and a 80-T Height and Bulk District; in general conformance with plans, dated July 15, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2016-007837CUA and subject to conditions of approval reviewed and approved by the Commission on September 29, 2016 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 29, 2016 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

### DESIGN

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of

recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING – AFTER ENTITLEMENT

7. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

9. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*

10. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison



shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

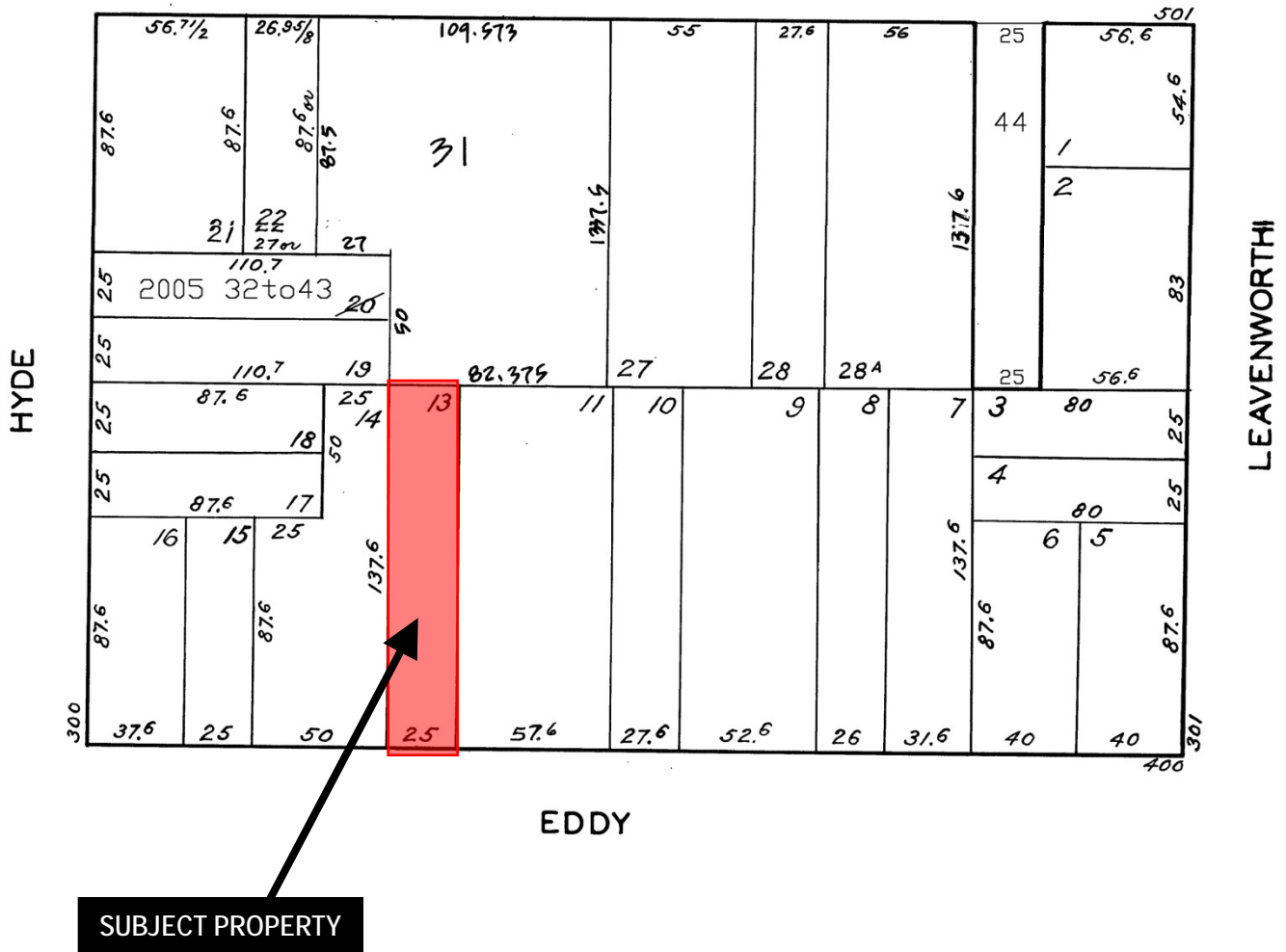
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**12. Massage Establishments.** All massage establishments shall comply with the following standard massage use operation standards.

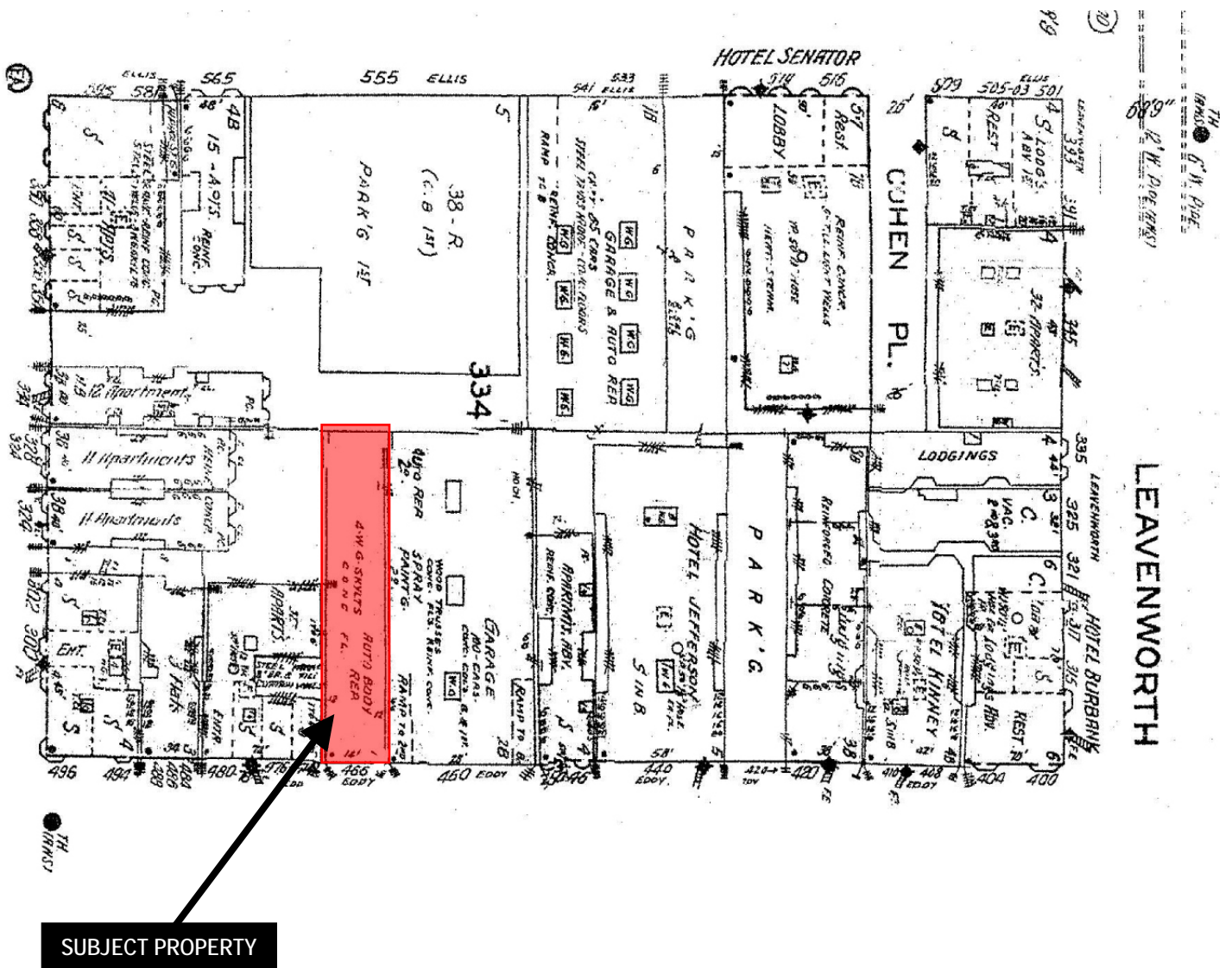
- a. The entry to the massage treatment room shall remain directly visible from the public right-of-way. If any additional doors are required under the Building Code for emergency egress purposes, such door shall be labeled "for emergency use only" and shall have an audible alarm that will go off when the door is opened.
- b. All interior alterations shall be reviewed by the Planning Department to verify compliance with these conditions.
- c. No locks shall be allowed on any interior door of the business except that a lock for privacy may be permitted on the bathroom door.
- d. Any blinds or curtains located behind the storefront windows must be kept open during business hours to allow for visibility into the tenant space from the street. No obstructions shall be located in front of any of the storefront windows that would prevent such visibility.
- e. The front door to the business must be open during business hours. The use of buzzers or a security camera is not permitted.
- f. The massage establishment shall comply with the hours of operation outlined in Ordinance 140-09, approved on July 2, 2009. This Ordinance amended the Health Code to limit the hours of permitted operation for massage establishments from 7:00 am to 10:00 pm.
- g. All persons engaged in performing massage shall be licensed for that purpose by the State of California and the licenses shall be prominently displayed on walls of the business.
- h. The Planning Commission may revoke this Conditional Use authorization if the Department of Public Health revokes the health permit for massage.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Parcel Map



# Sanborn Map\*

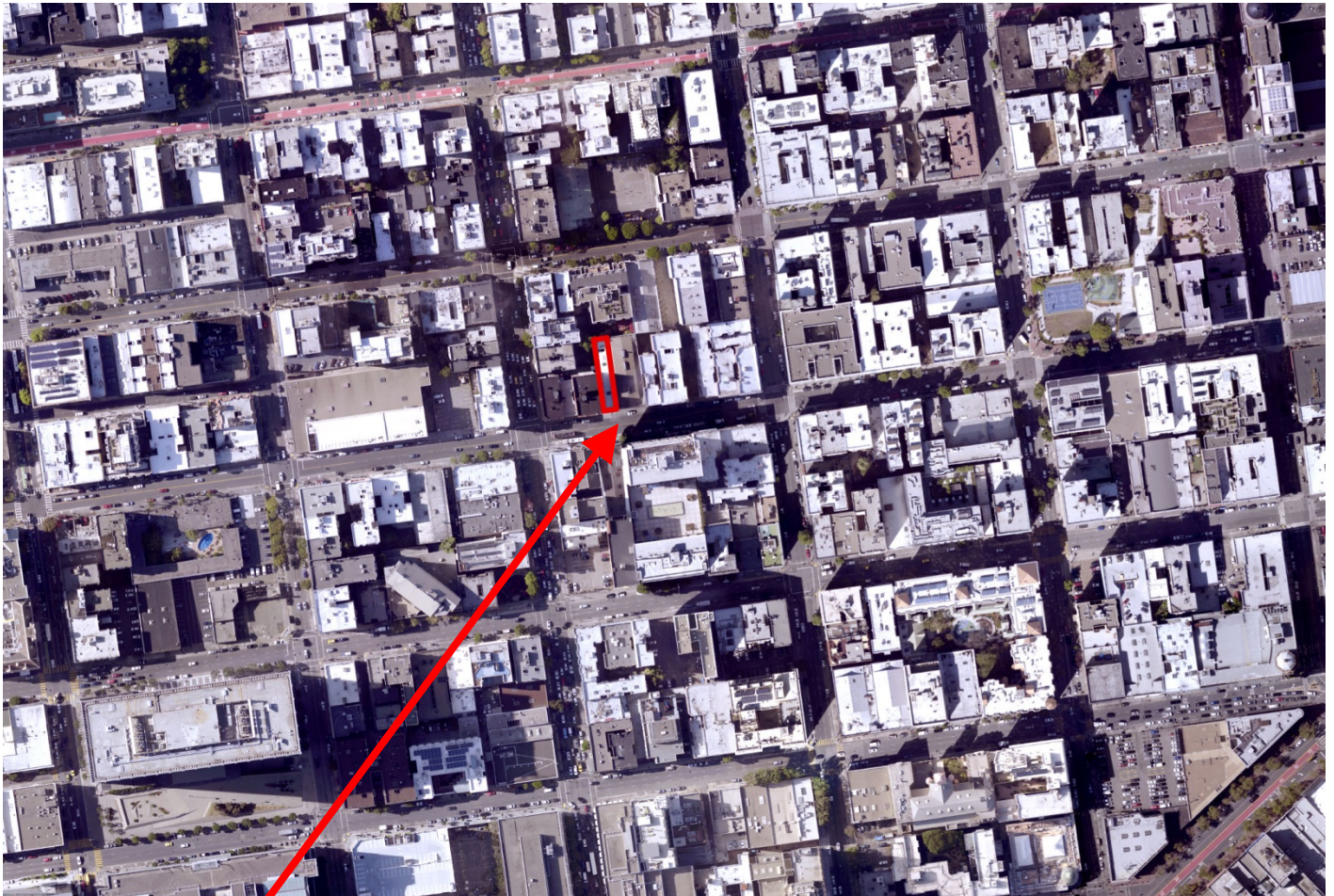


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.





# Aerial Photo

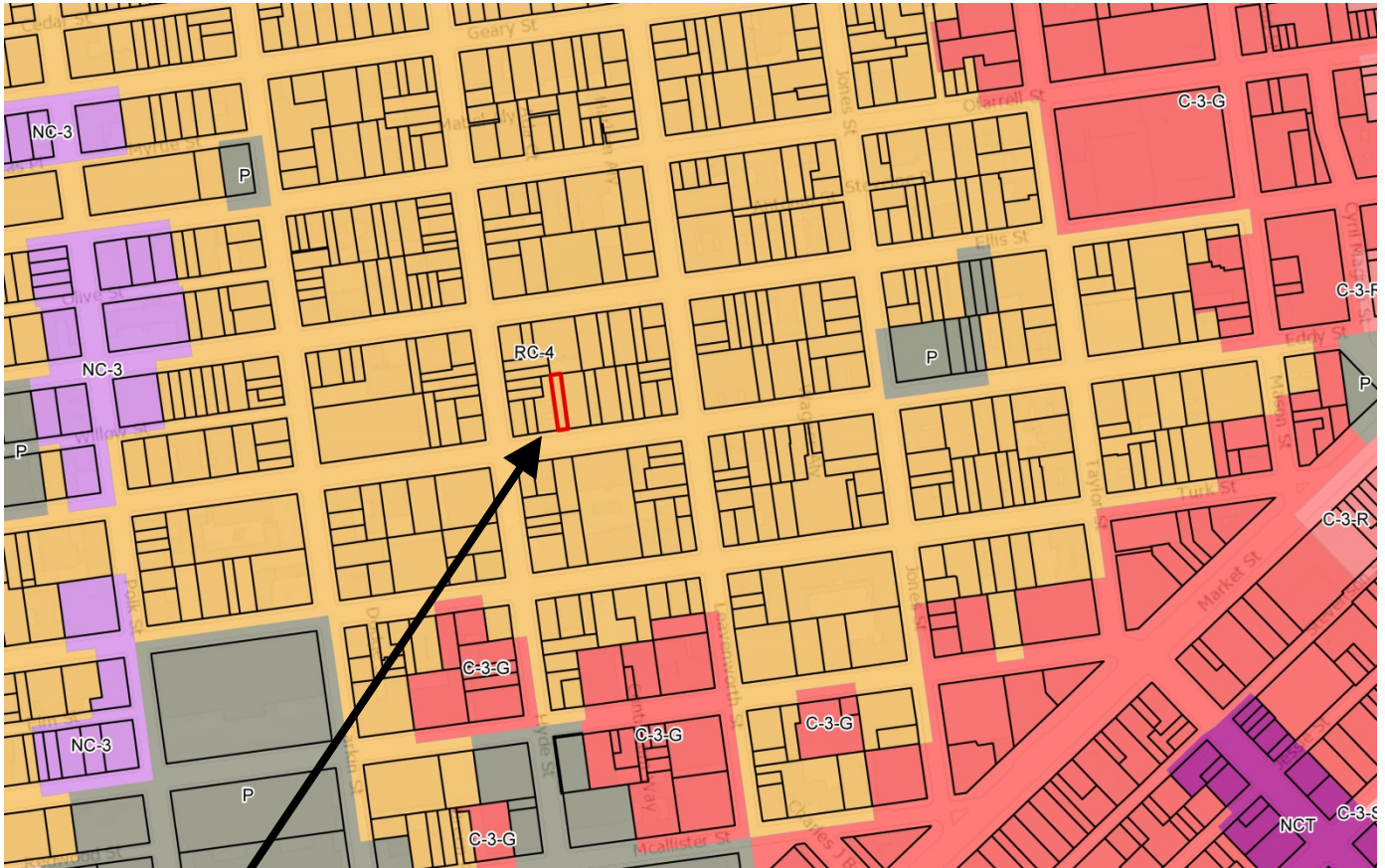


SUBJECT PROPERTY





# Zoning Map



SUBJECT PROPERTY



# Site Photo



Conditional Use Authorization Hearing  
Case Number 2016-007837CUA  
Accessory Massage Use, Onsen Spa and Tea Room  
466 Eddy Street





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
466 Eddy		0334/013	
Case No.	Permit No.	Plans Dated	
2016-007837CUA		July 15, 2016	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. The project proposes to add accessory Massage Use to a Personal Service Use (d.b.a. Onsen Spa and Tea Room). Change of use previously permitted under BPA# 201404012134			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class</b> ___

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Parcel Information Map)</i>	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>



**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="margin-left: 40px;"> <input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C         </p> <p style="margin-left: 40px;">a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p style="margin-left: 40px;">b. Other <i>(specify)</i>:</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input checked="" type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p><b>Comments (optional):</b></p> <p>Change of use and exterior improvements approved under BPA #201404012134</p>	
<p><b>Preservation Planner Signature:</b> Marcelle Boudreaux</p> <div style="text-align: right; font-size: small;"> <small>Digitally signed by Marcelle Boudreaux              DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Marcelle Boudreaux, email=Marcelle.Boudreaux@sfgov.org              Date: 2016.09.07 16:04:58 -07'00'</small> </div>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>	
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>	
	<p><b>Planner Name:</b> Carly Grob</p> <hr/> <p><b>Project Approval Action:</b></p> <p style="margin-left: 20px;">Planning Commission Hearing</p> <p style="font-size: small; margin-top: 10px;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p> <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">Carly Grob</div> <div style="font-size: x-small; margin-top: 5px;">             Digitally signed by Carly Grob              DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Carly Grob, email=Carly.Grob@sfgov.org              Date: 2016.09.08 09:49:27 -07'00'           </div>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. <b>ATEX FORM</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

December 10<sup>th</sup>, 2015

San Francisco Board of Supervisors  
1 Dr. Carleton B. Goodlett Place #244  
San Francisco, CA 94102

To Whom It May Concern,

I own the Adrian Hotel on Eddy Street in the Tenderloin. I recently found out that there is a new business going into the building across the street, which will be a spa and restaurant called Onsen Spa and Tea Room. I am very supportive of a business like this coming into the Tenderloin. It sounds like they will run a good, clean business, which will be good for my hotel and help out the neighborhood. I have dealt with so many issues around crime, safety and cleanliness. A solid business like this spa, which I understand won't be like other massage parlors that have been a problem here, will be really good for the neighborhood.

Please offer your support to this new business. We need to bring more businesses like this into the neighborhood.

A handwritten signature in black ink, appearing to read 'S. Patel', written in a cursive style.

Sukhdev Patel  
Owner, Adrian Hotel

November 30, 2015

City and County of San Francisco Board of Supervisors  
1 Dr. Carleton B. Goodlett Place #244  
San Francisco, CA 94102

Dear San Francisco Board of Supervisors,

I am writing to encourage your support for a new, dynamic Tenderloin business, Onsen Holistic Spa and Tea Room, led by co-owners Caroline Smith and Sunny Simmons. Having engaged with them at local community gatherings, I can vouch for their amazing business plan and leadership. Their incredible spa and delicious Japanese restaurant will be a force of light in the Tenderloin.

As co-owner and Executive Director of PianoFight, a Tenderloin comedy club, I want more small businesses to plant roots in the neighborhood and succeed. It is imperative that we do all we can to support them. It is such a challenge to get a business up and running in this neighborhood.

Caroline and Sunny have expressed their current hurdle regarding zoning restrictions, which impact the massage component of their business. Healthy, vibrant, legal spas must offer massage services. It is critical to the entire spa experience. Onsen Holistic Spa and Tea Room draws business model inspiration from Kabuki Springs and Archimedes Banya, two highly successful and esteemed San Francisco spas. There is nothing illegal or illicit about Onsen's massage activity in their business. They are legit and should be fully supported. Any exemption that they can be granted to carry out their business is critical.

I appreciate your consideration of their zoning plight. I hope you can support their business fully and help the Tenderloin economy and people thrive.

Best regards,

A handwritten signature in black ink, appearing to read 'Dan Williams', with a long horizontal flourish extending to the right.

Dan Williams  
Executive Director, PianoFight





UNIVERSITY OF CALIFORNIA  
HASTINGS COLLEGE OF THE LAW

DAVID N. SEWARD  
*Chief Financial Officer*

November 10, 2015

City and County of San Francisco Board of Supervisors  
1 Dr. Carleton B. Goodlett Place, Room #244  
San Francisco, CA 94102

**Re: Onsen Spa and Tea Room**

Dear City and County of San Francisco Board of Supervisors:


As the Chief Financial Officer at UC Hastings, the well-being of our students along with their engagement with the community is paramount. Students are contributory to the vibrancy and livability of the Tenderloin. Promoting greater levels of student interaction is a priority, but quite frankly, many still find the Tenderloin intimidating and have skirted its borders, hesitant to venture to explore the neighborhood's hidden jewels. But then again, these attractions are limited as the Tenderloin lacks many amenities that one would expect to find in a densely residential neighborhood in the urban core of a world-class city.

But progress is everywhere. Geary and O'Farrell Streets are examples of positive activation with its bars and restaurants. Taylor Street is displaying signs of resurgence with the Piano Fight venue and the prospect of dramatic change with development plans and construction in progress at Turk and Taylor Streets. New music, drama and dance venues, a museum and art galleries all hold great appeal to our students, many of whom are attracted to UC Hastings because of its location and institutional commitment to public interest and public service. Our students also "give back" providing pro bono and other legal services to the neighborhood's residents, nonprofits, courts and government agencies.

I am aware of another new business, the Onsen Spa and Tea Room. While we understand that zoning issues exist, we support their efforts seeking waiver from these restrictions as this neighborhood needs more socially responsible businesses. The reasons supporting Onsen Spa are two-fold: helping improve our students' lives and promoting a neighborhood needing a greater array community serving amenities. Onsen Spa would help students decompress, offering respite from the pressures of academic rigor. They need an oasis not only from the intensity of their studies, but also of the street intensity of the Tenderloin and Mid-Market.

Additionally, I serve on the board of directors of the Tenderloin Economic Development Project and the Tenderloin Community Benefits District supporting economic development and small business. Small business is the fabric of the neighborhood providing opportunities for recent immigrants, families and young entrepreneurs alike. Patrons of Onsen will attract individuals with the disposable income needed to also support other small businesses thereby enhancing the overall livability of the neighborhood.

Sincerely,



David Seward



# reality house west

**cadillac hotel** 380 eddy street, san francisco, 94102, 415-673-7223

November 3, 2015

San Francisco Board of Supervisors  
1 Dr. Carleton B. Goodlett Place #244  
San Francisco, CA 94102

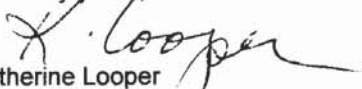
Dear Board of Supervisors,

I am writing to express my enthusiastic support for the new Onsen Holistic Spa and Tea Room set to open in the Tenderloin at 466 Eddy Street in spring 2016. Having been a non-profit and property owner at the Cadillac Hotel for decades and actively serving on multiple community boards—including, TLCBD and Uptown Tenderloin, I am fully committed to change in this neighborhood and bringing in legitimate businesses to generate neighborhood economic development.

I've met with Onsen owners, Caroline Smith and Sunny Simmons, and talked at length about their business plans. I am so excited at the prospect of their foothold in the Tenderloin. The opportunity to expand the reach of outside people coming into our area would be incredible with their business draw. Folks coming in for their massage & acupuncture treatments and use of the spa pools & restaurant could visit other local businesses nearby like the Tenderloin Museum, Center for New Music etc. It's imperative that our local businesses are diverse and cross-fertilize to generate more economic development, which is critical to crime and drug dealing reduction. Drug dealers don't loiter in front of active, dynamic legitimate businesses in the TL—crime goes down substantially. Onsen will also be busy in the day and night, which is so important and can dramatically change negative views that people have about neighborhood safety.

Onsen Spa and Tea Room is the perfect business for the Tenderloin and builds on our years of hard work and persistence to make this neighborhood safer and more habitable. We must support businesses like this to keep changing and improving the neighborhood. Onsen also offers reduced acupuncture treatments for low-income residents, which is amazing and shows their true commitment to community integration. We must all work together and support businesses like Onsen to make the Tenderloin a true destination and a safe, welcoming place.

Sincerely yours,

  
Katherine Looper  
Owner, Cadillac Hotel



November 30, 2015

City and County of San Francisco Board of Supervisors  
1 Dr. Carleton B. Goodlett Place #244  
San Francisco, CA 94102

Dear San Francisco Board of Supervisors,

I am writing to encourage your support for a new, dynamic Tenderloin business, Onsen Holistic Spa and Tea Room, led by co-owners Caroline Smith and Sunny Simmons. Having engaged with them at local community gatherings, I can vouch for their amazing business plan and leadership. Their incredible spa and delicious Japanese restaurant will be a force of light in the Tenderloin.

As co-owner and Financial Director of PianoFight, a Tenderloin comedy club, I want more small businesses to plant roots in the neighborhood and succeed. It is imperative that we do all we can to support them. It is such a challenge to get a business up and running in this neighborhood.

Caroline and Sunny have expressed their current hurdle regarding zoning restrictions, which impact the massage component of their business. Healthy, vibrant, legal spas must offer massage services. It is critical to the entire spa experience. Onsen Holistic Spa and Tea Room draws business model inspiration from Kabuki Springs and Archimedes Banya, two highly successful and esteemed San Francisco spas. There is nothing illegal or illicit about Onsen's massage activity in their business. They are legit and should be fully supported. Any exemption that they can be granted to carry out their business is critical.

I appreciate your consideration of their zoning plight. I hope you can support their business fully and help the Tenderloin economy and people thrive.

Best regards,

A handwritten signature in black ink, appearing to read 'Kevin Fink', with a stylized, flowing script.

Kevin Fink  
Financial Director, PianoFight





November 3, 2015

City and County of San Francisco Board of Supervisors  
1 Dr. Carleton B. Goodlett Place #244  
San Francisco, CA 94102

Dear Board of Supervisors,

As a Tenderloin property owner for many years, I want the best for this neighborhood to improve the life of my tenants. I want the streets of the Tenderloin to be clean and safe. I've been working with Randy Shaw at the Tenderloin Housing Clinic to help support new efforts to make this neighborhood better and contributed to the creation of the Tenderloin Museum.

It is my understanding that there is a new spa, Onsen Holistic Spa and Tea Room, coming into the neighborhood, which promises to help improve the area. I welcome a business like this and have heard that they are not engaged in any illegal activity, which has been the case with other spas, particularly on Larkin St. As a property owner, I do not support any illegal activity in the Tenderloin. I offer my support for a legal business like Onsen Holistic Spa and Tea Room.

Please grant them whatever exemption they need to succeed. It is important to draw new businesses into the Tenderloin.

Thanks for any help you can provide to this business.

Sincerely,

A handwritten signature in blue ink, appearing to read "Neveo Mosser", is written over a horizontal line. The signature is fluid and cursive.

Neveo Mosser

**Mosser Companies**

308 Jessie Street  
San Francisco, CA 94103

Telephone 415.284.9000  
Fax. 415.284.9020

[www.mosserco.com](http://www.mosserco.com)

November 30, 2015

City and County of San Francisco Board of Supervisors  
1 Dr. Carleton B. Goodlett Place #244  
San Francisco, CA 94102

Dear San Francisco Board of Supervisors,

I am writing to encourage your support for a new, dynamic Tenderloin business, Onsen Holistic Spa and Tea Room, led by co-owners Caroline Smith and Sunny Simmons. Having engaged with them at local community gatherings, I can vouch for their amazing business plan and leadership. Their incredible spa and delicious Japanese restaurant will be a force of light in the Tenderloin.

As co-owner and Artistic Director of PianoFight, a Tenderloin comedy club, I want more small businesses to plant roots in the neighborhood and succeed. It is imperative that we do all we can to support them. It is such a challenge to get a business up and running in this neighborhood.

Caroline and Sunny have expressed their current hurdle regarding zoning restrictions, which impact the massage component of their business. Healthy, vibrant, legal spas must offer massage services. It is critical to the entire spa experience. Onsen Holistic Spa and Tea Room draws business model inspiration from Kabuki Springs and Archimedes Banya, two highly successful and esteemed San Francisco spas. There is nothing illegal or illicit about Onsen's massage activity in their business. They are legit and should be fully supported. Any exemption that they can be granted to carry out their business is critical.

I appreciate your consideration of their zoning plight. I hope you can support their business fully and help the Tenderloin economy and people thrive.

Best regards,

A handwritten signature in black ink, appearing to read 'Rob Ready', with a stylized, flowing script.

Rob Ready  
Artistic Director, PianoFight

## TENDERLOIN HOUSING CLINIC

RANDALL M. SHAW  
STEPHEN L. COLLIER  
RAQUEL FOX  
MATT MCFARLAND  
JOSEPH K. BARBER

126 Hyde Street  
San Francisco, CA 94102  
Tel. (415) 771-9850  
Fax. (415) 771-1287

*Contact:*

Email: [randy@thclinic.org](mailto:randy@thclinic.org)  
Phone: 771-9850 ext. 117

November 4, 2015

### VIA U.S. MAIL

City and County of San Francisco Board of Supervisors  
1 Dr. Carleton B. Goodlett Place #244  
San Francisco, CA 94102

Dear Board of Supervisors,

I am writing to express my support for the Onsen Holistic Spa and Tea Room. I've been working actively with owners, Caroline Smith and Sunny Simmons, to support their new business and conduct community outreach. Their business plan is solid, substantial and well-deserving of unanimous support in its entirety.

Unfortunately, Onsen owners, Caroline and Sunny, are being negatively impacted by zoning restrictions for massage service offerings in the Tenderloin. I fully support the City's efforts to eliminate illegal massage services in the neighborhood. I've been actively involved in that crusade. Illegal massage businesses have been terrible for the neighborhood and diminish our efforts to change and beautify the area. We definitely want the zoning crackdown for illegal activity, but must make an exemption for legal businesses like Onsen Holistic Spa.

Their business plan modeled after Kabuki Springs & Spa in Japantown offers successful, legitimate business practice—zero illegal massage activity. Onsen offers a wide range of spa treatments and a restaurant featuring first-class Japanese cuisine. This business will bring people into the neighborhood who might never have ventured here before. This is critical to everything we've been doing in this neighborhood for years to clean up the area and breathe new life into the streets. We've got to bring new people into the Tenderloin to purchase goods & services at dynamic, local businesses.

Many new businesses including the Tenderloin Museum, Counterpulse, PianoFight, Jessica Silverman's gallery and other non-profits will benefit tremendously from Onsen Holistic Spa. Not only will Onsen's presence raise awareness about neighborhood change to dispel negative perceptions, but we can all feed off each other and get more revenue circulating. The result: economic growth to support current businesses driving interest in future business ventures.

November 4, 2015

Page 2

In summary, it is critical that Onsen Holistic Spa and Tea Room is granted a special exemption from the zoning restrictions for massage in the Tenderloin. We want their business here. They will greatly improve our chances for success. Please let me know if there is any further assistance I can provide to make their case.

---

Best regards,



Randy Shaw, Executive Director  
Tenderloin Housing Clinic



Tim Colen  
2256 Edgehill Way  
San Francisco, CA 94127  
timcolen@gmail.com

November 23, 2015

President London Breed and  
Members of the San Francisco Board of Supervisors  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Dear President Breed,

I am writing to express my full support for Onsen Holistic Spa and Tea Room. I had the opportunity to meet recently with Mr. Sunny Simmons, one of the owners, and to tour the construction project currently underway. The Simmons have taken a historic brick building and are investing to convert it into a very attractive holistic spa and restaurant. My understanding is that their spa will offer acupuncture, massage, facials and communal bathing amenities. They will also have a wide range of teas and Japanese inspired food.

I respectfully urge you to support the massage element of their business. I am aware of the issues surrounding massage and support San Francisco's efforts in eradicating any illegitimate businesses. I enjoy spas myself and have been a client for many years at Kabuki Springs and Spa in Japantown. The Onsen Spa will be a legitimate business and should be allowed to include massage as a service to customers. Their plans also include a sliding-scale acupuncture program that would serve the community.

I believe that Onsen Spa will become a valued asset to the Tenderloin community – it will bring new customers who would provide welcome street activation to a neighborhood that very much needs it. Having more foot traffic to the neighborhood will increase economic activity and street safety.

Please support wellness and a new small business in the Tenderloin.

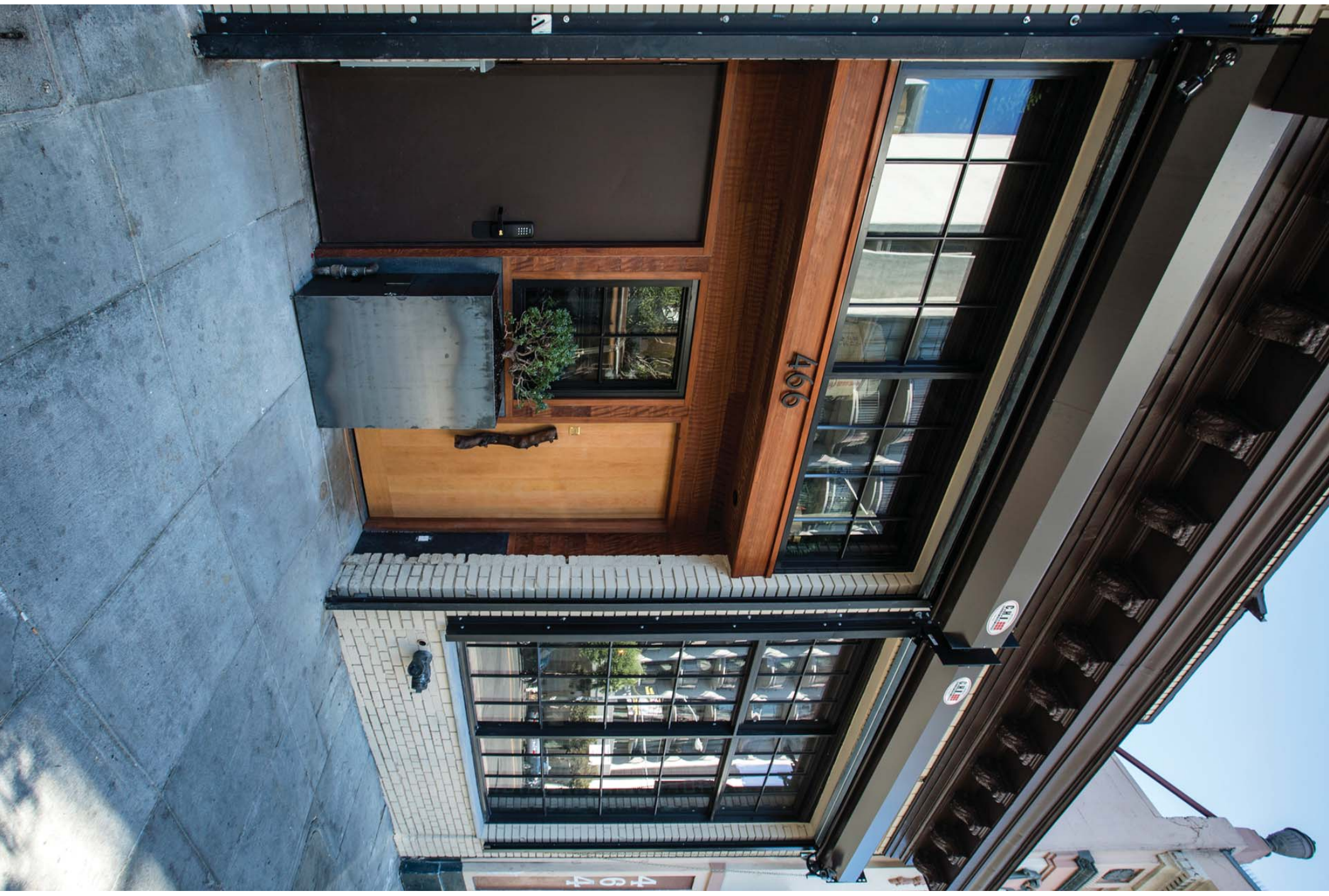
Sincerely,



Tim Colen

CC Randy Shaw, THC  
Sunny Simmons, Onsen Spa

























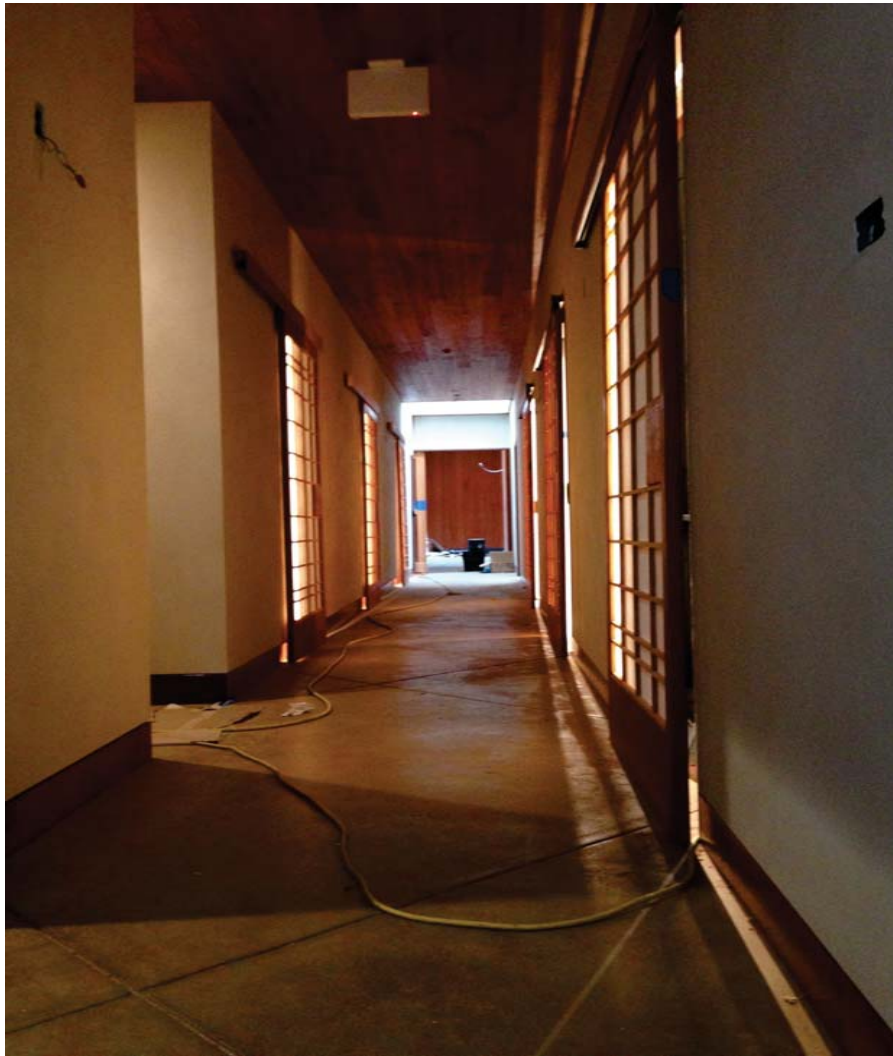


Photo of hallway to treatment rooms

# Treatment Menu

Acupuncture  
Facial Acupuncture  
Aromatherapy  
Facials  
Dry Body Wraps  
Nutrition Counseling  
Sound Treatments  
Reflexology  
Massage

## **ONSEN**

Japanese Inspired Spa & Restaurant

### **TSUKEMONO**

Choice of 3 for 6\$

Ume Pickled Ginger  
Pickled Kohlrabi  
Persimmon Fermented Daikon  
Pickled Japanese Cucumbers  
Fermented Red Cabbage

### **SALAD & SOUPS**

Charred Cucumber and avocado, Ume mousse, Quinoa and Nori.	9\$
Baby Beets and Brassicas, Fermented Green Tea Vinaigrette.	12\$
White Miso Soup with House made Tofu, Bonito and Green Onion.	8\$
Chazuke Soup, (any type of tea we carry) Rice, Salmon Roe, Nori, Grilled Salmon or Mushrooms(For Vegans).	16\$
Sweet Potato and Mushroom dumplings in a dill oil and sesame broth	14\$

### **RICE BOWLS**

Choice of white or brown

Seasonal Vegetable and Pickles with Shiso Pistou, Wasabi.	12\$
Yellow Fin Tuna Tartare, Sesame, Nori, Avocado, Yuzu Kosho.	15\$
Salmon Sashimi, Pickles Cucumbers, Miso, Nori.	16\$
Grilled Unagi, Bonito, Togarashi.	15\$
Trout, Lemon and Cucumber Quinoa with scallions and broccoli flower	16\$

### **NOODLES**

Chilled Somen Noodle, Smoked Oyster, Yuzu, Soy Sauce.	15\$
Soba Noodles, Pine Shoot Vinegar, Wasabi, Chilled Shrimp.	16\$
Udon Noodle, Dashi-Chicken Broth, Poached Egg and Nori	17\$







# HOLISTIC SPA

466 EDDY STREET  
SAN FRANCISCO, CA 94109



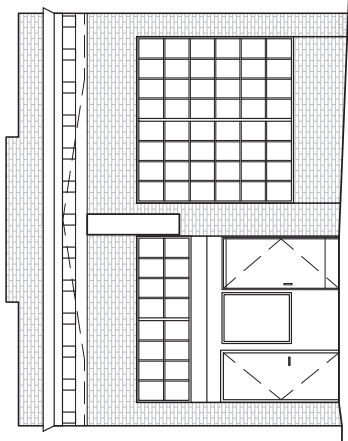
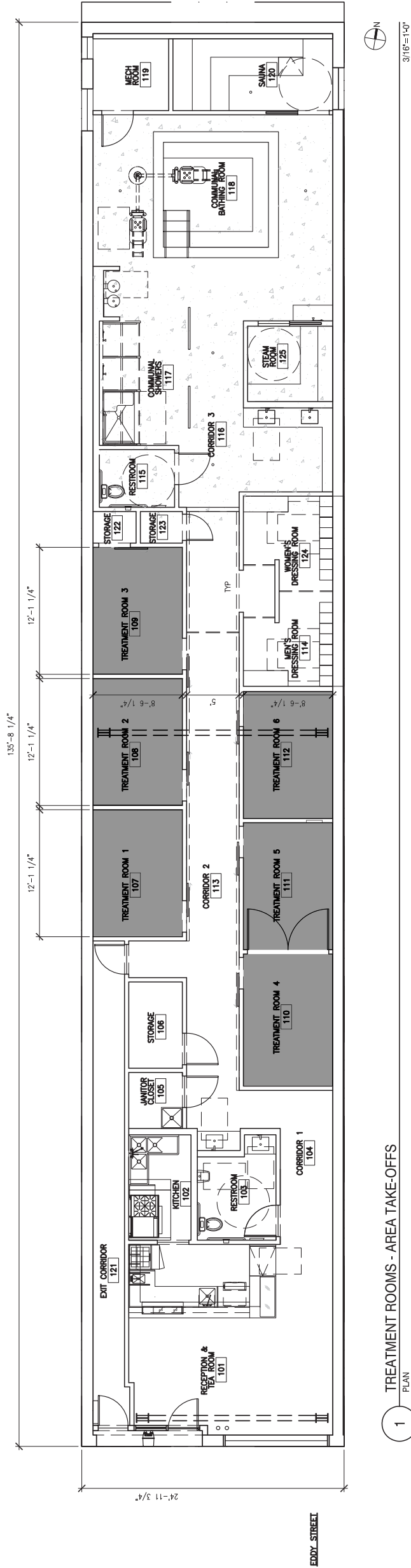
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[illegible]

DRAWING TITLE	FLOOR PLAN AND ELEVATION
STATUS	JULY 15, 2016 - AREA TAKE-OFFS

JOB NO.	1613
SCALE	AS NOTED
DRAWN BY	SC
SHEET NO.	

# AO.4



2 EXTERIOR ELEVATION ELEVATION 3/16"=1'-0"

NOTES:

AREAS	
TREATMENT ROOM 1:	103 SF
TREATMENT ROOM 2:	103 SF
TREATMENT ROOM 3:	103 SF
TREATMENT ROOM 4:	107 SF
TREATMENT ROOM 5:	103 SF
TREATMENT ROOM 6:	103 SF
TREATMENT ROOM TOTAL:	622 SF
BUILDING TOTAL:	3,393 SF