



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary Conditional Use

HEARING DATE: JANUARY 16, 2020

Continued from the November 14, 2019 hearing

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record No.:* 2019-001694CUA  
*Project Address:* 1500 Mission Street  
*Zoning:* C-3-G District: Downtown – General  
130/240-R-3, 130/400-R-3, 85-X Height and Bulk Districts  
1500 Mission Street Special Use District  
*Block/Lot:* 3506 / 008-011  
*Project Sponsor:* Joe Walsh  
44 Montgomery Street, Suite 1300  
San Francisco, CA 94104  
*Property Owner:* City and County of San Francisco  
25 Van Ness Avenue #400  
San Francisco, CA 94102  
1500 Mission Urban Housing LLC  
44 Montgomery Street, Suite 1300  
San Francisco, CA 94104  
*Staff Contact:* David Weissglass – (415) 575-9177  
[David.weissglass@sfgov.org](mailto:David.weissglass@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The Project includes the establishment of a massage use within a spa (d.b.a. "The Spa") as accessory to the primary retail/gym use (d.b.a. "Equinox"). The spa use will be operated by Equinox Gym and accessed via the main Equinox entrance at the corner of Mission Street and Van Ness Avenue. The Spa itself will occupy approximately 550 square-feet at the basement level of the 31,000 square-foot Equinox Gym and provide 2 treatment rooms in which massages will be administered.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.2 and 303 to allow the establishment of a massage use within the C-3-G Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- Public Comment & Outreach.

- **Support/Opposition:** To date, the Department has received correspondence from one individual of the Mission Economic Development Agency expressing concerns regarding the project's impacts on gentrification in the area as well as a letter of opposition expressing concern about potential human trafficking.

## **ENVIRONMENTAL REVIEW**

The Project was analyzed in the 1500 Mission Street FEIR (Case No. 2014-000362ENV), which was certified by the Planning Commission on March 23, 2017 by adoption of its Motion No. 19883 and a Note to File dated November 8, 2019.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will not have any direct or indirect physical change to the environment, and will result in the safe administering of massages from trained professionals employed by the Equinox Gym. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

Draft Motion – Conditional Use Authorization with Conditions of Approval  
Exhibit B – Plans  
Exhibit C – Land Use Data  
Exhibit D – Maps and Context Photos  
Exhibit E – Project Sponsor Brief  
Exhibit F – Public Correspondence



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Planning Commission Draft Motion HEARING DATE: JANUARY 16, 2020

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record No.:* 2019-001694CUA  
*Project Address:* 1500 Mission Street  
*Zoning:* C-3-G District: Downtown – General  
130/240-R-3, 130/400-R-3, 85-X Height and Bulk Districts  
1500 Mission Street Special Use District  
*Block/Lot:* 3506 / 008-011  
*Project Sponsor:* Joe Walsh  
44 Montgomery Street, Suite 1300  
San Francisco, CA 94104  
*Property Owner:* City and County of San Francisco  
25 Van Ness Avenue #400  
San Francisco, CA 94102  
1500 Mission Urban Housing LLC  
44 Montgomery Street, Suite 1300  
San Francisco, CA 94104  
*Staff Contact:* David Weissglass – (415) 575-9177  
[David.weissglass@sfgov.org](mailto:David.weissglass@sfgov.org)

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 210.2 AND 303 OF THE PLANNING CODE TO ESTABLISH A MASSAGE USE WITHIN A SPA AS ACCESSORY TO THE PRIMARY RETAIL/GYM USE (D.B.A. "EQUINOX") LOCATED AT 1500 BEALE STREET, LOTS 008-011 IN ASSESSOR'S BLOCK 3506 WITHIN THE C-3-G (DOWNTOWN – GENERAL) ZONING DISTRICT AND A 130/240-R-3, 130/400-R-3, AND 85-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On May 9, 2019, Joe Walsh of Related California (hereinafter "Project Sponsor") filed Application No. 2019-001694CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a massage use within a spa (d.b.a. "The Spa") as accessory to the primary gym use (hereinafter "Project") at 1500 Mission Street, Block 3506 Lots 008-011 (hereinafter "Project Site").

The Project was analyzed in the 1500 Mission Street FEIR (Case No. 2014-000362ENV), which was certified by the Planning Commission on March 23, 2017 by adoption of its Motion No. 19883 and a Note to File dated November 8, 2019.

On October 3, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-001694CUA. The Project was then continued without a hearing to the November 14, 2019 hearing.

When the November 14, 2019 hearing was cancelled, the Project was continued to the January 16, 2020 hearing.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-005402CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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 Authorization as requested in Application No. 2019-001694CUA, 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. **Project Description.** The Project includes the establishment of a massage use within a spa (d.b.a. "The Spa") as accessory to the primary gym use (d.b.a. "Equinox"). The spa use will be operated by Equinox Gym and accessed via the main Equinox entrance at the corner of Mission Street and Van Ness Avenue. The Spa itself will occupy approximately 550 square-feet within the 31,000 square-foot Equinox Gym and provide 2 treatment rooms in which massages will be administered.
3. **Site Description and Present Use.** The Project site is to be occupied by a residential tower at the corner of Van Ness Avenue and Mission Street that is currently under construction. The site also includes the San Francisco permit center, approved by the Planning Commission per Planning Commission Motion No. 19887 and currently under construction. The gym use (d.b.a. "Equinox") is in process of review per building permit no. 201905039670. The application was approved by the Planning Department on May 6, 2019.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the C-3-G Zoning District and the 1500 Mission Street Special Use District. The immediate context is mixed-use in character with a mix of high- and mid-rise residential and commercial buildings. The Project Site falls within "The Hub," the eastern most portions of the Market and Octavia Area Plan, and is in close proximity of the Van Ness and Market Downtown Residential SUD and the Civic Center to the north. The project site is located within the boundaries of the Transit Center C-3-O(SD) Commercial Special Use District. Other zoning districts in the vicinity of the project site include: P (Public), RED (Residential Enclave), WMUG (Western SOMA Mixed Use – General), and NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning Districts.

5. **Public Outreach and Comments.** To date, the Department has received correspondence from one individual of the Mission Economic Development Agency expressing concerns regarding the project's impacts on gentrification in the area. The Department has also received a letter of opposition expressing concerns about potential human trafficking.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Per Planning Code Section 210.2, Massage Establishments require a Conditional Use Authorization in the C-3-G Zoning District.

*The Project Sponsor is requesting Conditional Use Authorization to allow massages to be administered in a spa accessory to the primary retail/gym use in the C-3-G Zoning District.*

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 proposed Spa administering massages is to operate as accessory to the primary retail/gym use. The Spa will occupy approximately 550 square-feet out of the 31,000 square-foot Equinox gym. While it will only be accessible via the main Equinox entrance at the corner of Mission Street and Van Ness Avenue, The Spa will be open to Equinox members and non-members alike. As such the Project will provide a necessary and desirable service to local residents, employees, and visitors in the Market and Octavia Area.*

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project will not alter the approved form, appearance, or character of the development on the site. The proposed work will not affect the building envelope in any way.*

- (2) 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 additional parking or loading for this accessory massage use. This Project should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The Project does not propose any exterior alterations and will only operate as accessory to the principally permitted and approved Equinox retail/gym use. The Project will not emit noise, glare, dust, or odor to public or the vicinity.*

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

*The Project does not propose any exterior alterations and will only operate as accessory to the principally permitted and approved Equinox retail/gym use. No alterations to approved landscaping, screening, open space, parking and loading area, service areas, lighting, or signage aspects of the building or use are proposed.*

- 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 or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*The proposed project is consistent with the stated purposed of the C-3-G District in that the intended use of The Spa is to provide a desirable service to local residents and employees in the district.*

8. **Massage Establishments.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. Whether the applicant has obtained, and maintains in good standing, a permit for a Massage Establishment from the Department of Public Health pursuant to Section 29.10 of the Health Code.

*The proposed massage establishment will be owned and operated by Equinox. Equinox will obtain all required massage business permits and licenses and ensure that all massage practitioners have their required licenses prior to beginning massage operations at The Spa.*

- B. Whether the use's façade is transparent and open to the public. Permanent transparency and openness are preferable. Elements that lend openness and transparency to a façade include:
- i. Active street frontage of at least 25 feet in length where 75 percent of that length is devoted to entrances to commercially used space or windows at the pedestrian eye-level;
  - ii. Windows that use clear, untinted glass, except for decorative or architectural accent;
  - iii. Any decorative railings or decorative grille work, other than wire mesh, which is placed in front of or behind such windows, should be at least 75% open to perpendicular view and no more than six feet in height above grade.

*The Spa is to be located at the basement level and does not have ground-floor façade exposure. To access The Spa, patrons must enter through the main Equinox health club lobby on the ground floor, which will include a transparent active street frontage and other design elements that have been reviewed and approved by the Planning Department.*

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

*The main Equinox health club entrance, through which the public may access The Spa, will be adequately lit and such lighting will be maintained along all public rights-of-way.*

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

*The main entrance to the Equinox health club is designed to be inviting to the public and facilitate public access. The entrance to The Spa within the Equinox health club will not include double doors, security cameras, or other discouraging features. The project's design ensures appropriate accessibility to The Spa from within Equinox via an internal stairway and elevator.*

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

## **COMMERCE AND INDUSTRY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

##### **Policy 1.1**

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

##### **Policy 1.2**

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

##### **Policy 1.3**

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

#### **OBJECTIVE 2:**

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

##### **Policy 2.1**

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

## **DOWNTOWN AREA PLAN**

### **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 produces substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences which cannot be mitigated.

#### **OBJECTIVE 3:**



IMPROVE DOWNTOWN SAN FRANCISCO'S POSITION AS THE REGION'S PRIME LOCATION FOR SPECIALIZED TRADE RETAIL.

**Policy 3.1**

Maintain high quality, specialty retail shopping facilities in the retail core.

**Policy 3.5**

Meet the convenience needs of daytime downtown workers.

**OBJECTIVE 5:**

RETAIN A DIVERSE BASE OF SUPPORT COMMERCIAL ACTIVITY IN AND NEAR DOWNTOWN.

**Policy 5.1**

Provide space for support commercial activities within the downtown and in adjacent areas.

**MARKET AND OCTAVIA AREA PLAN**

**Objectives and Policies**

**OBJECTIVE 1.1:**

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

**Policy 1.1.3**

Encourage housing and retail infill to support the vitality for the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts.

**Policy 1.1.4**

As SoMa West evolves into a high-density mixed-use neighborhood, encourage the concurrent development of neighborhood-serving uses to support an increasingly residential population.

**Policy 1.1.8**

Reinforce continuous retail activities on Market, Church, and Hayes Streets, as well as on Van Ness Avenue.

*The Project includes the establishment of a massage use within a spa (d.b.a. "The Spa") as accessory to the primary gym/health club use (d.b.a. "Equinox"). Access to the Spa will be maintained via the main entrance to the Equinox health club, and The Spa will be wholly operated by Equinox. The Spa will occupy approximately 550 square-feet within the 31,000 square-foot Equinox gym use and provide 2 treatment rooms in which massages will be administered. No commercial tenants are to be displaced as a result of the Project.*

*The Spa will serve the Objectives and Policies of The General Plan. The Spa will provide a desirable service to downtown residents, employees, and visitors in a safe manner with minimal detrimental impacts on the community. The Spa will support the Downtown Area and the Market and Octavia Area by reinforcing the 24-hour character of the area and providing a public-serving retail facility that will be convenient and desirable for residents, workers, and visitors.*

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies 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 Project does not displace or otherwise impact existing retail uses. The massage establishment, as accessory to the health club use, will provide another convenient and desirable retail use to the neighborhood.*

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

*The Project will have no impact on existing housing or neighborhood character.*

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

*The Project will not impact the City's supply of affordable housing.*

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

*The Project is not expected to result in impeding MUNI transit service or overburdening the streets or neighborhood parking. The Spa will only operate as accessory to the primary Equinox gym use.*

- 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 contribute to Downtown as a thriving economic center of the region. There is to be no displacement of industrial or service sector uses.*

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

*The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The Project does not include any alterations to existing building form and will therefore not impact any City landmarks or historic buildings.*

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

*The project does not include any alterations to existing building form and will therefore not impact parks and open space or their access to sunlight and vistas.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-001694CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 11, 2019, 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. 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 January 16, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

**Draft Motion  
January 16, 2020**

**RECORD NO. 2019-001694CUA  
1500 Mission Street**

ADOPTED: January 16, 2020

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the establishment of a massage use within a spa (d.b.a. "The Spa") located at 1500 Mission Street, Block 3506, Lots 008-011 pursuant to Planning Code Section(s) **210.2 and 303** within the **C-3-G** District and **130/240-R-3, 130/400-R-3, and 85-X** Height and Bulk Districts; in general conformance with plans, dated **January 11, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-001694CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 16, 2020** 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 **January 16, 2020** 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)*

## MONITORING - AFTER ENTITLEMENT

6. **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)*

7. **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

8. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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)*

9. **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.



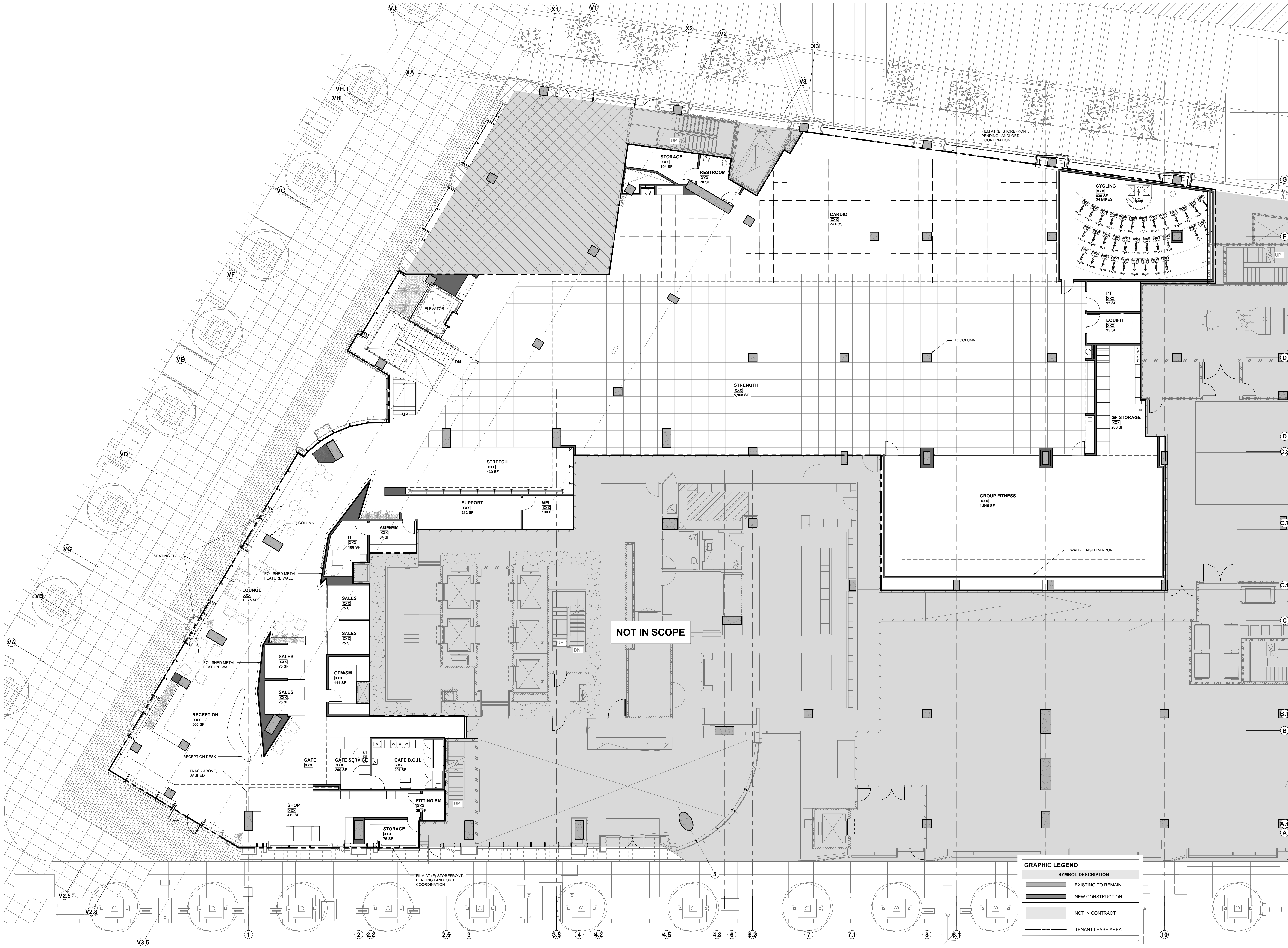
- C. No locks shall be allowed on any interior door of the business except that a lock for privacy may be permitted on the bathroom door.
- D. Any blinds or curtains located behind the storefront windows must be kept open during business hours to allow for visibility into the tenant space from the street. 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)*









**EQUINOX**  
MISSION ST

1500 MISSION STREET,  
SAN FRANCISCO, CA 94103

**MONTALBA ARCHITECTS INC.**  
www.montalbaarchitects.com

2025 Michigan Avenue, Suite 14  
Santa Monica, CA 90404  
Tel: 310.658-1100  
Fax: 310.658-1182  
info@montalbaarchitects.com

This document has been created by Montalba Architects, Inc.  
which retains all copyrights to the document. It may not be  
reproduced, distributed, displayed, modified, or used by any  
person for any purpose without the express written consent of  
the Architect.

Stamp:

**NOT FOR  
CONSTRUCTION**  
FOR BIDDING PURPOSES ONLY

Consultant:

Project:  
MA 18\_495 / SCHEMATIC DESIGN

Revised:

2019.01.11 / 100% SCHEMATIC DESIGN

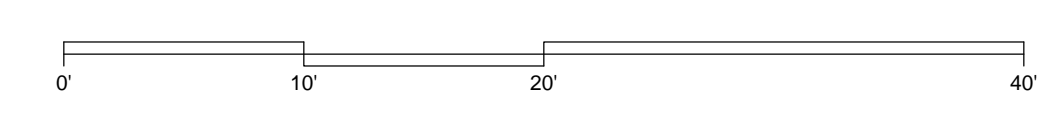
**LEVEL 01  
FLOOR PLAN**

GRAPHIC LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NOT IN CONTRACT
	TENANT LEASE AREA

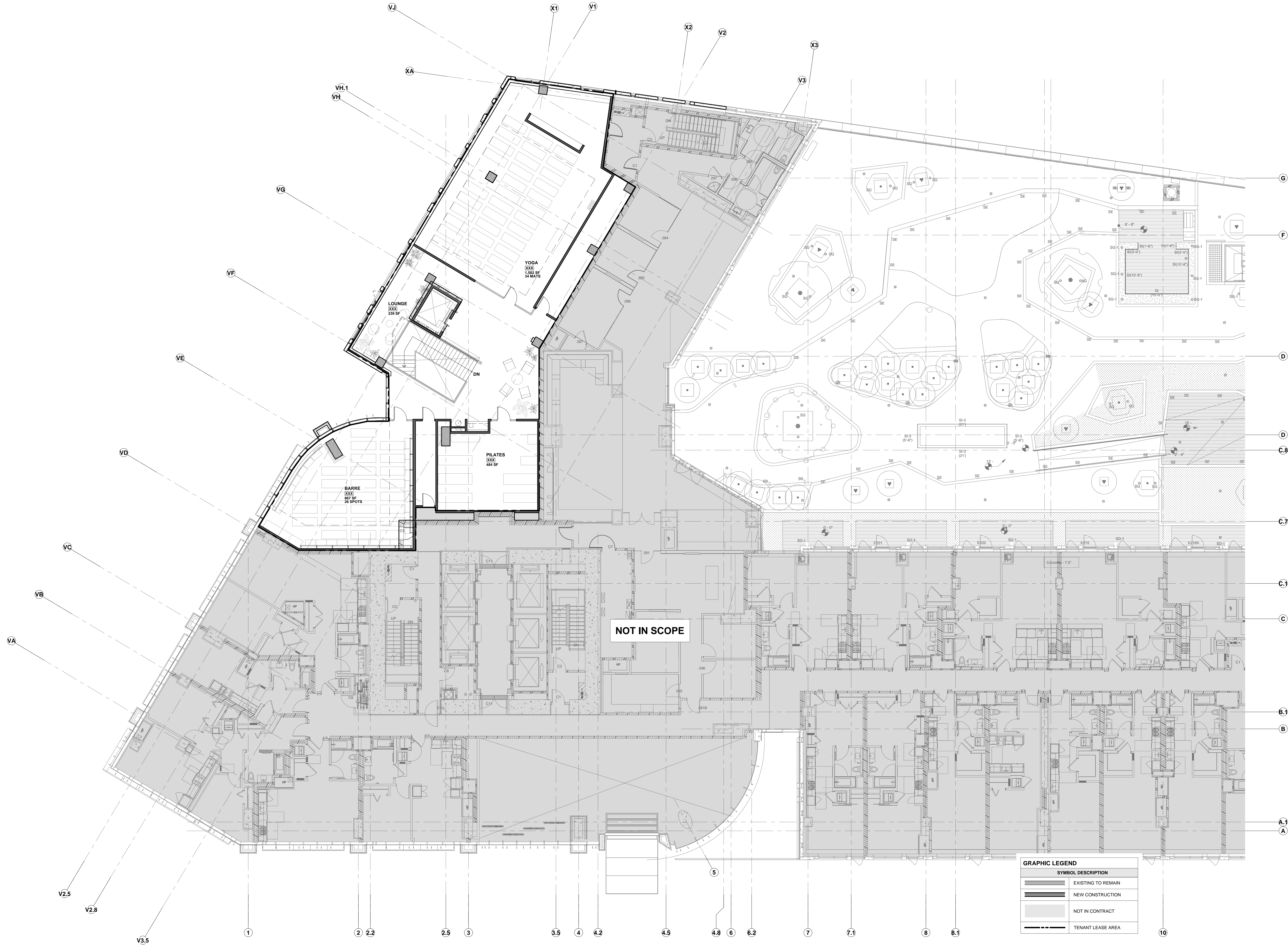


**1 LEVEL 01 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**A1.10**







**EQUINOX**  
MISSION ST

1500 MISSION STREET,  
SAN FRANCISCO, CA 94103

**MONTALBA ARCHITECTS INC.**  
www.montalbaarchitects.com

2025 Michigan Avenue, Suite 14  
Santa Monica, CA 90404  
Tel: 310.658.1100  
Fax: 310.658.1182  
info@montalbaarchitects.com

This document has been created by Montalba Architects, Inc.  
which retains all copyrights to the document. It may not be  
reproduced, distributed, displayed, modified, or used by any  
person for any purpose without the express written consent of  
the Architect.

Stamp:

**NOT FOR  
CONSTRUCTION**  
FOR BIDDING PURPOSES ONLY

Consultant:

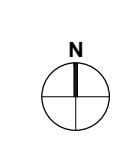
Project:  
MA 18\_495 / SCHEMATIC DESIGN

Revised:

2019.01.11 / 100% SCHEMATIC DESIGN

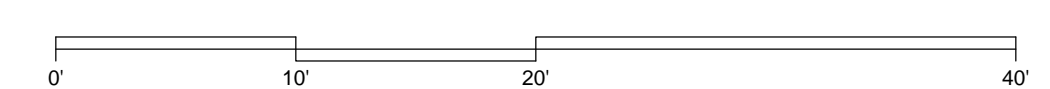
**LEVEL 02  
FLOOR PLAN**

GRAPHIC LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NOT IN CONTRACT
	TENANT LEASE AREA



**1 LEVEL 02 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**A1.20**





**1500 MISSION STREET  
SITE PHOTOS FOR CONDITIONAL USE SUPPLEMENTAL APPLICATION**





**1500 MISSION STREET  
SITE PHOTOS FOR CONDITIONAL USE SUPPLEMENTAL APPLICATION**





**1500 MISSION STREET  
SITE PHOTOS FOR CONDITIONAL USE SUPPLEMENTAL APPLICATION**



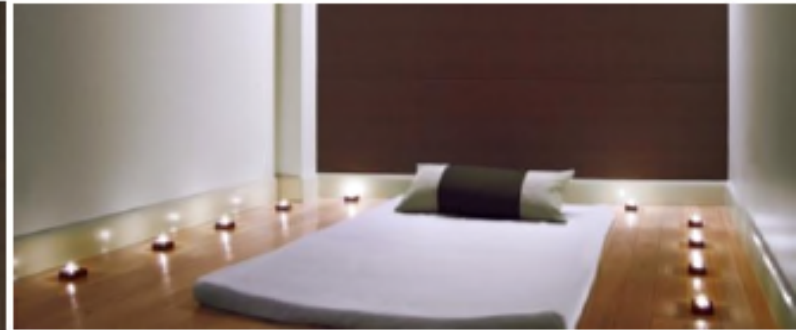


**1500 MISSION STREET**  
**EXEMPLAR EQUINOX SPA PHOTOS FOR CONDITIONAL USE SUPPLEMENTAL APPLICATION**





**1500 MISSION STREET**  
**EXEMPLAR EQUINOX SPA PHOTOS FOR CONDITIONAL USE SUPPLEMENTAL APPLICATION**



**1500 MISSION STREET**  
**EXEMPLAR EQUINOX SPA PHOTOS FOR CONDITIONAL USE SUPPLEMENTAL APPLICATION**





# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information\*

PROJECT ADDRESS: 1500 MISSION STREET  
RECORD NO.: 2019-CUA

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

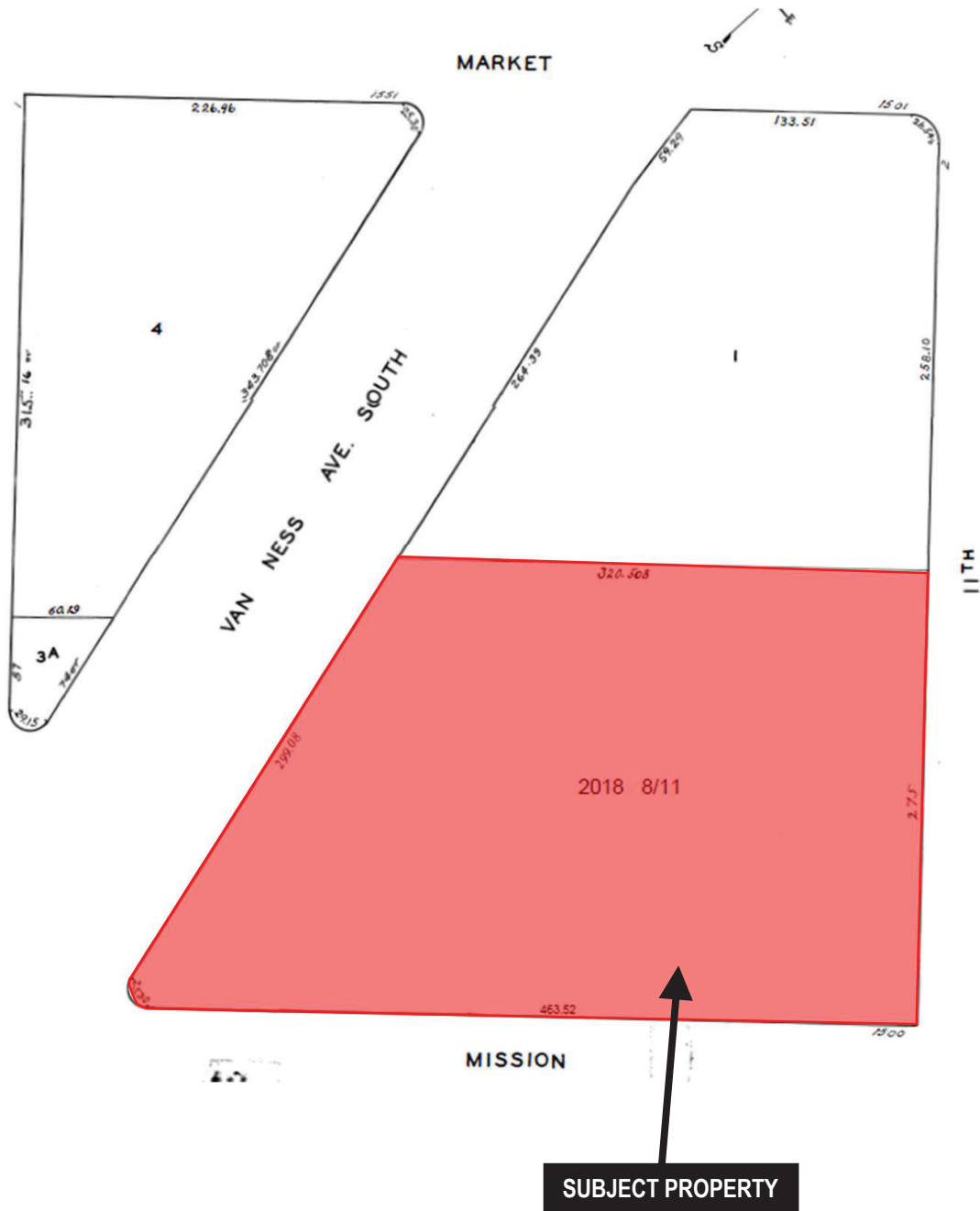
Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	31,104	550 ("The Spa")	31,654
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ( )			
<b>TOTAL GSF</b>	<b>31,104</b>	<b>550</b>	<b>31,654</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings			
Number of Stories			
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ( )			

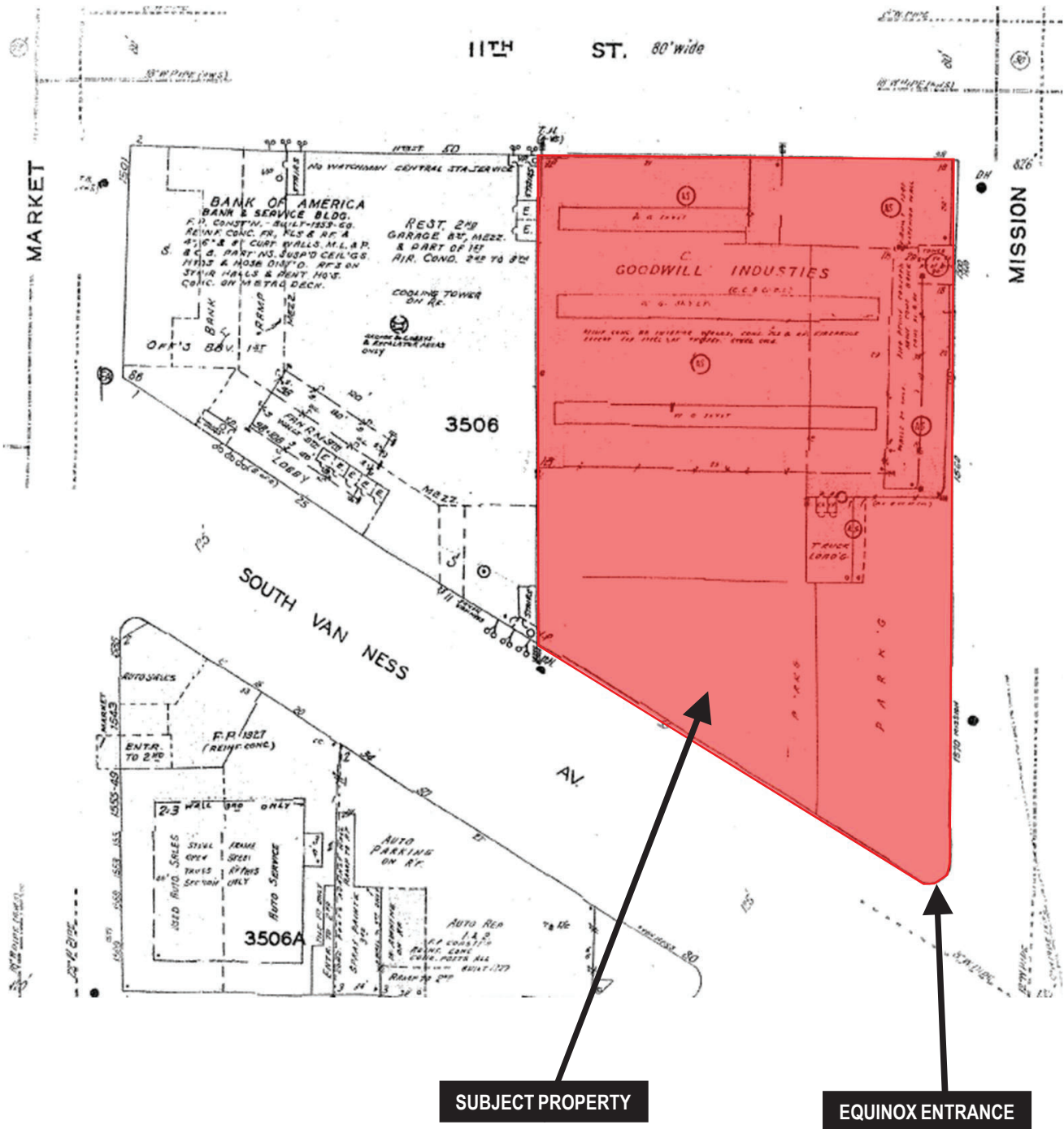
	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units			
One Bedroom Units			
Two Bedroom Units			
Three Bedroom (or +) Units			
Group Housing - Rooms			
Group Housing - Beds			
SRO Units			
Micro Units			
Accessory Dwelling Units			

*\*This Land Use Table includes only information related to the massage establishment ("The Spa"). This Table does not include information about the entire Equinox gym use nor the building as a whole.*

# 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.

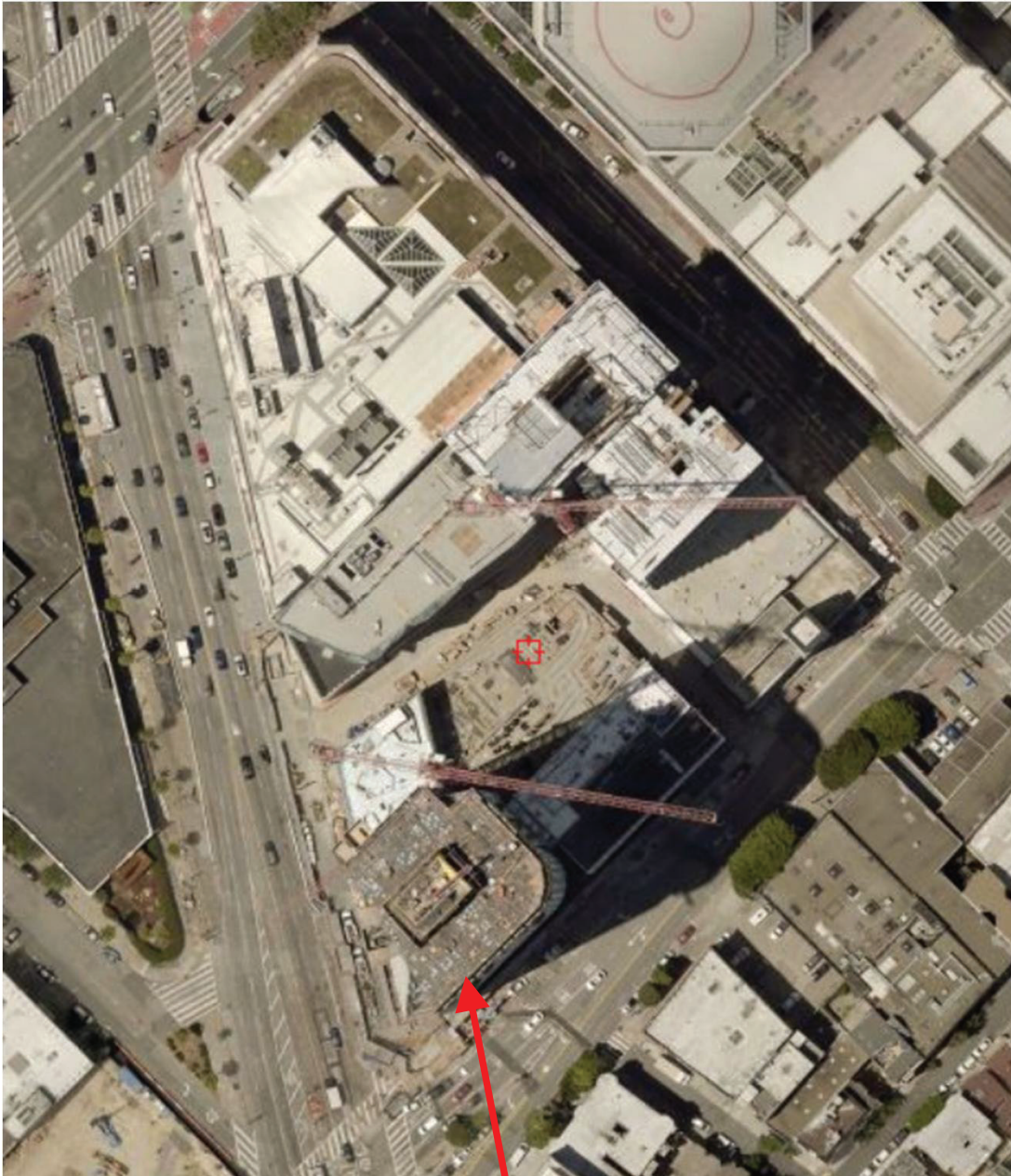


SAN FRANCISCO  
PLANNING DEPARTMENT

Conditional Use hearing  
Case Number 2019-001694CUA  
Massage Establishment – The Spa at Equinox  
1500 Mission Street



# Aerial Photo

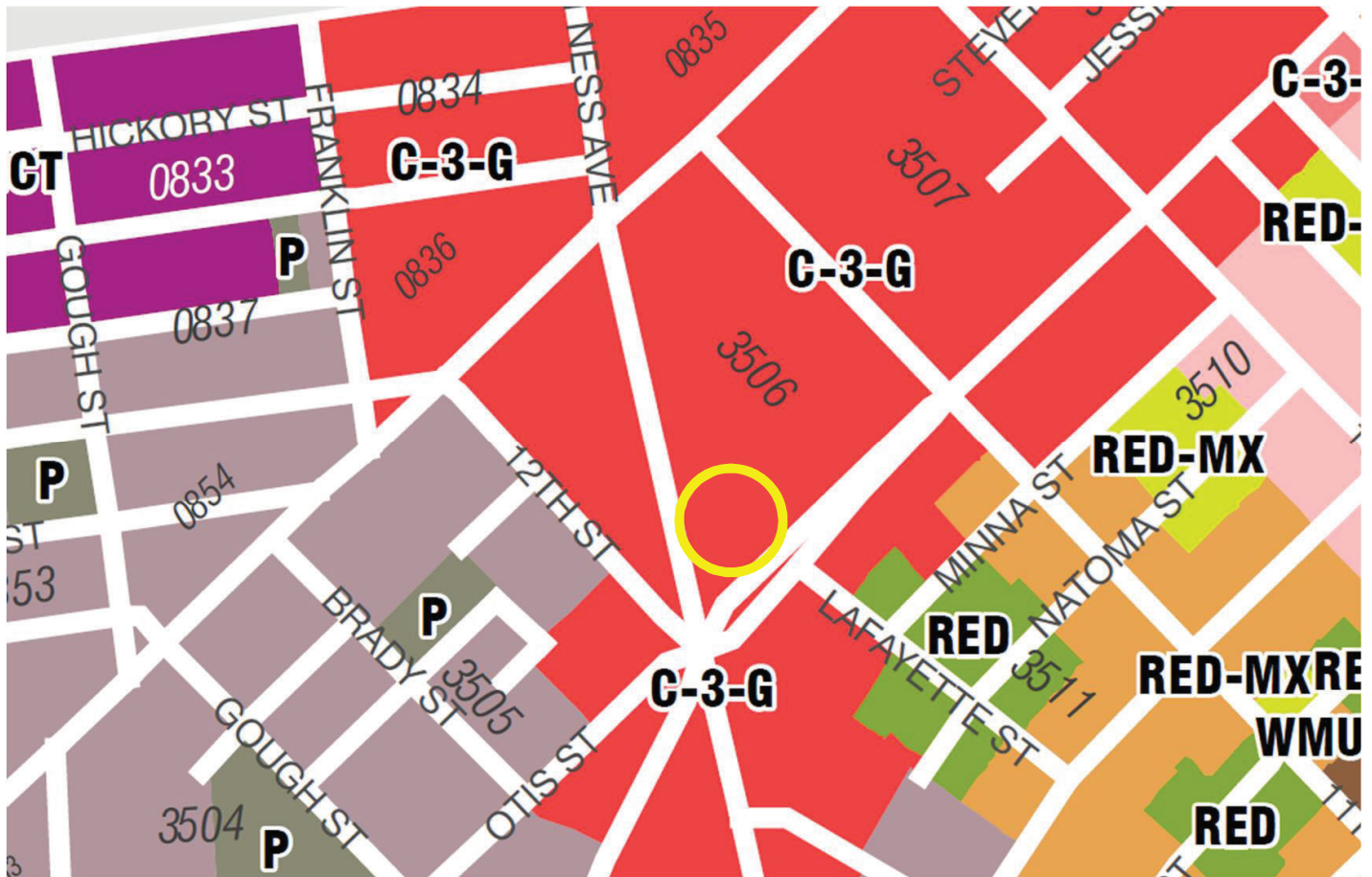


SUBJECT PROPERTY



Conditional Use hearing  
**Case Number 2019-001694CUA**  
Massage Establishment – The Spa at Equinox  
1500 Mission Street

# Zoning Map



Conditional Use hearing  
Case Number 2019-001694CUA  
Massage Establishment – The Spa at Equinox  
1500 Mission Street



# Site Photo 1 (Van Ness Avenue, currently under construction)





## Site Photo 2 (Mission Street, currently under construction)



Conditional Use hearing  
Case Number 2019-001694CUA  
Massage Establishment – The Spa at Equinox  
1500 Mission Street

**From:** [Peter Papadopoulos](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** Re: CU for 1500 Mission St  
**Date:** Thursday, September 05, 2019 5:48:33 PM

---

Hi David,

Thank you for the update and further information. The United to Save the Mission Community Development Committee has continuing concerns regarding this luxury mixed-use project, including the proposed Equinox luxury gym and spa.

This elite gym club prides itself on being "luxurious" and "exclusive" and would have significant harmful gentrification and displacement impacts on this neighborhood as well as the other working-class neighborhoods nearby.

As such, we ask that this gentrifying project be kept on the regular Planning Commission calendar, and not be given a recommendation for approval at this location unless a meaningful arrangement is made to offer these services to a significant number of working-class neighbors to create a more equitable outcome that may decrease the expected gentrification and displacement impacts and increase health outcomes for nearby residents who cannot afford a gym and spa membership.

As the first Hub tower project to go forward right now, the current project creates a dangerous precedent for gentrifying this and surrounding neighborhoods and needs to be reconfigured in as many ways as feasible to be less harmful.

We will also be contacting the principal planner you noted above to better clarify the status of this preliminary approval and express these significant concerns. We will also be contacting the development team, as well as Equinox, asking them to reconsider the inequity of this proposal.

Thank you, we appreciate your ongoing assistance with addressing our concerns.

Peter

**Peter Papadopoulos**  
*Land Use Policy Analyst*

Mission Economic Development Agency (MEDA)  
Main Office: Plaza Adelante  
[2301 Mission Street, Suite 301](#)  
[San Francisco, CA 94110](#)  
P: [415.282.3334](#) ext 185  
F: 415.282.3320

**From:** [PIC, PLN \(CPC\)](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** FW: MTG Cancellation 11/14/2019  
**Date:** Wednesday, November 13, 2019 5:29:33 PM

---

A comment for **2019-001694PRJ Project Profile (PRJ) 1500 MISSION ST**

---

**From:** Testing Testing <jfranks6@mail.ccsf.edu>  
**Sent:** Wednesday, November 13, 2019 2:26 PM  
**To:** PIC, PLN (CPC) <pic@sfgov.org>  
**Subject:** MTG Cancellation 11/14/2019

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

Hello, Contact Team at Contact US ☺

A continuance for a massage business inside a gym "that is not a project" is being ignored.

A continuance should not be granted at the former site of the Goodwill Headquarters. I am concerned it is creating a secret spot for human trafficking, one that will never be believed or found. What if "golf course infants" happen like this? It is too close to Human Service Agency on Otis, A Womans Place on Duboce at Otis and to Arrival Juntos.

The language used in the mtg agenda for that site on the mtg date 11/14 hides it in plain site, "massage treatment rooms", between rigorous code rules.

Techniques used by sophisticated vice rank high in the stealth echelons. Only the most cynical would garner glee from the realization of prostitution at Goodwill. Yet as a state priding itself on second chances, miscreant behavior of white collar public officials looks like this. Laughing about it- signs of psychopathy.

Your guidance toward the most appropriate department for this concern is welcome.

Thank you