



**NOTES FROM THE
JAPANTOWN TASK FORCE
LAND USE COMMITTEE MEETING**

1765 SUTTER STREET
TUESDAY, MARCH 10, 2015

BOARD MEMBERS PRESENT:

Paul Wermer, David Ishida, Richard Matsuno, Glynis Nakahara, Jon Osaki

OTHERS PRESENT:

Karen Kai, Robert Sakai, Ray Giron, Jason Tran, Hanna Lee, Eun Hee Giron, Eun Young Choe Giron, Hiroshi Fukuda

JTF STAFF

Bob Hamaguchi, Greg Marutani

Meeting began at 6:05 p.m.

1656 POST STREET - APARTMENTS:

Robert Sakai reported that:

- ✓ He met with the Japantown Merchants Association ((JMA));
- ✓ He also attended the public meeting at the Hotel Kabuki hosted by Ray Giron from Pearl Spa;
- ✓ The parking variance request is being recommended;
- ✓ The Historic Preservation Commission has accepted the proposal to replace the wood louvers with aluminum ones;
- ✓ The Planning Commission has scheduled a public hearing on April 30, 2015 regarding the 1656 Post Street Project.
- ✓ He is seeking a letter of support for the project,

1656 POST STREET - PEARL SPA:

Ray Giron reported he has met with various city departments but has not been able to get a definitive answer regarding transgender and women only question. He learned that that there are women only spas in San Francisco.

- ✓ Regarding transgender individuals, checking the identifications of all guests at the time of check in would suffice, they have a clothing optional clause;
- ✓ There will be closed circuit cameras at entrances and exits as well as a full-time attendant at all times during business hours;
- ✓ There will be no private treatment rooms;
- ✓ At least one of the co-owners will always be present during business hours;
- ✓ Intend to join the Japantown Merchants Association (JMA);
- ✓ The products that will be offered for sale at the spa would not usually compete with Fujiya - Shiseido, which is high-end cosmetics;

- ✓ Children will be admitted if supervised by visiting adult;
- ✓ They will only have certified masseuses;
- ✓ They will hire the best qualified employees;
- ✓ The sanitation of the spa will be monitored, regulated, and reported by the Public Health Department;
- ✓ The proposed hours of operation will be from 8:00 a.m. to 10:00 p.m. with the last appointment scheduled no later than 8:30 p.m.;
- ✓ Though they have not operated a spa, they have business experience running a restaurant in Oakland and jewelry shop in San Francisco;
- ✓ They are very interested in supporting local non-profit organizations; limited knowledge of Japantown;
- ✓ No “big neon” signage is being considered;
- ✓ They received a letter of support from the JMA;
- ✓ As of January 1, 2015 all massage facilities will require a “conditional use” permit, which they are pursuing at this time.

1481 POST STREET:

Paul would like to invite Adco (1481 Post Street project) to meet with the Land Use Committee in an attempt to deal with specific issues.

A discussion occurred around how to build alliances with others impacted by the 1481 Post Project.

Paul will check with the Planning Commission, large meeting with community, then a smaller one with the Land Use Committee.

COMCAST TRENCHING BUCHANAN MALL:

Paul reported that he met with Jim Yonashiro regarding the request from Comcast wanting to provide service to two merchants in Buchanan Mall (Nagata Dance Studio and Aloha Warehouse). Jim has already met with representatives from the Invest in Neighborhoods program, the Art Commission, and Americans with Disabilities Act; all from the City and County of San Francisco.

According to Robert Sakai, President of the Nihonmachi Parking Corporation (NPC) Comcast is in the preliminary stages of preparing their proposal to present to the Executive Board and then the full Board of the NPC. He will keep the Land Use Committee current on this particular project.

DESIGN GUIDELINES:

The meeting has been re-scheduled to Saturday, March 21, 2015 from 2:00 p.m. to 4:00 p.m. at Glynis Nakahara’s office, TEF Design located at 1420 Sutter Street (between Franklin and Gough).

PUBLIC PLAZA PROGRAM

Paul recommended that we meet with the City staff to find out more about the program. With the agenda of the Land Use Committee rather full at this time, this item is being placed in the “parking lot.”

LETTER OF SUPPORT FOR 1656 POST STREET

With all parties directly involved with the project absent from the meeting, the Committee discussed the request for a letter of support for the joint project. It was the consensus of the Committee to recommend to the JTF Board to send a letter of support for the 1656 Post Street joint project and include two conditions that an owner be on sight at all times during the operation of the spa and that the last scheduled appointment be 8:30 p.m. to ensure the spa will be able to close by 10:00 p.m.

Paul will draft a letter and share the Land Use Committee for review and comment to finalize a version that will be sent to the JTF Board.

NEXT MEETING:

The next meeting will be the first Tuesday for April 7, 2015. The location is to be determined.

NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) CONTROLS

The meeting will be Thursday, March 26, 2015 at Nihonmachi Terrace located at 1615 Sutter Street.

The meeting adjourned at 8:10 p.m.