



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution 18896

HEARING DATE: JUNE 6, 2013

Date: May 30, 2013
Case No.: **2013.0476T**
Project Address: **Planning Code Amendment: Tourist Hotel Size on Certain Parcels in the MUO**
Initiated by: Planning Commission
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Reviewed by: AnMarie Rodgers, Manager, Legislative Affairs
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Recommendation: **Approval**

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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND PLANNING CODE SECTION 842 TO ALLOW TOURIST HOTELS WITHOUT A SPECIFIED ROOM LIMIT WITH CONDITIONAL USE AUTHORIZATION WITHIN THE MIXED-USE OFFICE (MUO) ZONING DISTRICT ON PARCELS WITH A HEIGHT DESIGNATION OF 105' OR GREATER AND TO AMEND TABLE 842, SECTION 842.49 TO REMOVE THE RESTRICTION ON THE NUMBER OF ROOMS A HOTEL MAY HAVE ON PARCELS WITH A HEIGHT DESIGNATION OF 105' OR HIGHER WHEN ALLOWED WITH CONDITIONAL USE AUTHORIZATION; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.

PREAMBLE

WHEREAS, the existing Code allows only hotels with fewer than 75 rooms to be allowed with Conditional Use authorization within the MUO Zoning District; and

WHEREAS, the MUO Zoning District is located predominantly along the 2nd Street corridor in the South of Market area, and is designed to encourage office uses and housing, as well as small-scale light industrial and arts activities; and

WHEREAS, hotels, even large hotels, may be appropriately located within the MUO Zoning District on parcels with a height designation of 105' or greater, and are compatible with the range of permitted and conditionally permitted uses in the area; and

WHEREAS, while there is a policy rationale to support careful review of any proposed new tourist hotel, there does not seem to be a need to restrict outright the size or room count of proposed new hotels on parcels with height designations of 105' or greater; and

WHEREAS, the proposed legislation is intended to resolve the aforementioned issues; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on May 2, 2013; and

WHEREAS, pursuant to Planning Code Section 306.3 the Planning Commission adopted Resolution No. 18854 initiating amendments to the Planning Code on May 2, 2013; and

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2); and

WHEREAS, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider adoption of the proposed Ordinance on June 6, 2013; and

WHEREAS, 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 Department staff and other interested parties; and

WHEREAS, the all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

MOVED, that the Commission hereby **adopts** this Resolution to recommend approval of the draft Ordinance to the Board of Supervisors; and,

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. **General Plan Compliance.** This Resolution is consistent with the following Objectives and Policies of the General Plan:

- I. **COMMERCE AND INDUSTRY ELEMENT**

- OBJECTIVE 1**

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

- POLICY 1.1**

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

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS,
PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

POLICY 3.2

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

POLICY 3.4

Assist newly emerging economic activities.

2. This Resolution is consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced.
 - B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
 - C) The City's supply of affordable housing will be preserved and enhanced.
 - D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking.
 - E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced.
 - F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
 - G) That landmark and historic buildings will be preserved.
 - H) Parks and open space and their access to sunlight and vistas will be protected from development.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on June 6, 2013.

Jonas P. Ionin
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Hillis, Moore, Sugaya, and Wu

NOES: None

ABSENT: None