

FILE NO. 050830

ORDINANCE NO.

174-05

1 [Zoning – Allow Tourist Hotels of 75 Rooms or Less in the SSO District as conditional uses.]

2
3 **Ordinance amending the San Francisco Planning Code by amending Sections 803.4**
4 **and 818, and adding Section 818.78 to Table 818 to allow a tourist hotel of 75 rooms or**
5 **less as a ~~principal-permitted~~ conditional use in the SSO (Service/Secondary Office**
6 **District); adopting findings.**

7 Note: Additions are single-underline italics Times New Roman;
8 deletions are ~~strikethrough italics Times New Roman~~.
9 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

10 Be it ordained by the People of the City and County of San Francisco:

11 Section 1. Findings. Pursuant to Planning Code Section 302, the Board of
12 Supervisors finds that because this legislation will allow as a conditional use a small hotel in
13 the area near Caltrain, it will serve the public necessity, convenience and general welfare.

14 Section 2. The San Francisco Planning Code is hereby amended by amending
15 Sections 803.4 and 818, to read as follows:

16 **SEC. 803.4. USES PROHIBITED IN SOUTH OF MARKET DISTRICTS.**

17 (a) Uses which are not specifically listed in this Article or Article 6 are not
18 permitted unless they qualify as a nonconforming use pursuant to Sections 180 through 186.1
19 of this Code or are determined by the Zoning Administrator to be permitted uses in
20 accordance with Section 307(a) of this Code. Uses not permitted in any South of Market
21 District include, but are not limited to, the following: Adult entertainment, bookstore or theater;
22 amusement game arcade or similar enterprise; shooting gallery; general advertising signs,
23 except in the South of Market General Advertising Special Sign District; animal kennel, riding
24 academy or livery stable; automobile, truck, van, recreational vehicle/trailer or camper sales,
25 lease or rental; auto tow of inoperable vehicles; auto wrecking operation; drive-up facility;

1 hotel (except as permitted as a conditional use as provided in Planning Code Section 818,
2 Service/Secondary Office District), motel, hostel, inn, or bed and breakfast establishment;
3 heavy industry subject to Section 226(e) through (w) of this Code; junkyard; landing field for
4 aircraft; massage establishment subject to Section 218.1 of this Code; mortuary; movie
5 theater and sports stadium or arena.

6 (b) No use, even though listed as a permitted use or otherwise allowed, shall
7 be permitted in a South of Market district which, by reason of its nature or manner of
8 operation, creates conditions that are hazardous, noxious, or offensive through the emission
9 of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or
10 excessive noise.

11 (c) The establishment of a use that sells alcoholic beverages, other than
12 beer and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by
13 Section 229.

14 Sec. 818. SSO – SERVICE/SECONDARY OFFICE DISTRICT.

15 The Service/Secondary Office District (SSO) is designed to accommodate small-scale
16 light industrial, home and business services, arts activities, live/work units, and small-scale
17 professional office space and large-floor-plate “back office” space for sales and clerical work
18 forces. Nighttime entertainment is permitted as a conditional use. Dwelling units and group
19 housing are permitted as conditional uses. Demolition or conversion of existing group
20 housing or dwelling units requires conditional use authorization.

21 Office, general commercial, most retail, service and light industrial uses, ~~and small~~
22 ~~hotels of 75 rooms or less~~ are principal permitted uses. *Large* hotel, movie theater, adult
23 entertainment and heavy industrial uses are not permitted.

1 Small hotels of 75 rooms or less are permitted in this District only as a conditional use.
2 Any such conditional use authorization requires a conditional use finding that disallows project
3 proposals that displace existing Production, Distribution and Repair (PDR) uses.

4 Section 3. The San Francisco Planning Code is hereby amended by adding Section
5 818.78 to Table 818, to read as follows:

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>818.78</u>	<u>Hotel, Tourist if 75 rooms or less</u>	<u>§ 890.46</u>	<u>PC</u>

8
9 APPROVED AS TO FORM:
9 DENNIS J. HERRERA, City Attorney

10 By: Theodore R. Sakley
11 JUDITH A. BOYAJIAN
12 Deputy City Attorney



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Ordinance

File Number: 050830

Date Passed:

Ordinance amending the San Francisco Planning Code by amending Sections 803.4 and 818, and adding Section 818.78 to Table 818 to allow a tourist hotel of 75 rooms or less as a conditional use in the SSO (Service/Secondary Office District); adopting findings.

July 12, 2005 Board of Supervisors — PASSED ON FIRST READING

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

July 19, 2005 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

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I hereby certify that the foregoing Ordinance was FINALLY PASSED on July 19, 2005 by the Board of Supervisors of the City and County of San Francisco.

JUL 29 2005

Date Approved

Kay Gulbengay

for
Gloria L. Young
Clerk of the Board

[Signature]

Mayor Gavin Newsom