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January 27, 2020

VIA HAND DELIVERY AND EMAIL

Rules Committee
c/o Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

RE: File No. 191258 [Administrative Code - Hotel Conversion Ordinance]

Dear Supervisor Ronen and Honorable Members of the Rules Committee:

This office represents the San Francisco SRO Hotel Coalition, Hotel Des Arts and numerous other individual owners of SROs (collectively "Owners"). The Owners object both substantively and procedurally to File No. 191258 (the "Amendment") based on CEQA, this Board's rules of order, local, state and federal law, including on the following grounds:

- The Owners were given no notice of this proposed Amendment or notice of today's hearing, despite their property rights being particularly and significantly affected by it.
- The Amendment violates the Court's order in Superior Court Case No. CPF-17-515656 by attempting to repeal the 2017 and 2019 SRO ordinances while simultaneously making new changes. The Court deemed the previous ordinances void. The City must begin by repealing them and then subsequently – and separately – consider any new amendments to its SRO laws.
- This ordinance constitutes a citywide rezoning, which may have significant adverse impacts on the environment.
 - o The Amendment limits lawful short-term rentals at SRO hotels, which will disrupt occupancy patterns and shift occupancy to other parts of the City and region. The impacts of this disruption must be studied.
 - o The Amendment does not qualify for an existing facilities or new construction Categorical Exemption; rather, this is a change of zoning law.
- Today's hearing is premature. This Amendment must first be reviewed by the Planning Commission and Building Inspection Commission. (See, e.g., Planning Code § 302.)
- The proposed Amendment would eliminate affordable tourist accommodations in violation of the California Coastal Act.

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The Owners have previously submitted for the Board's record the extensive briefing from the trial and appellate courts, and we again refer the Board's attention to those records.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC

A handwritten signature in black ink, appearing to read "Ryan J. Patterson". The signature is written in a cursive style with a large initial "R" and "P".

Ryan J. Patterson