

1 [Adoption of Findings Related to Conditional Use Authorization - Proposed Project at 824
Hyde Street]

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3 **Motion adopting findings in support of the Board of Supervisors’ disapproval of the**
4 **decision of the Planning Commission by its Motion No. 19926, regarding the**
5 **Conditional Use Authorization identified as Planning Case No. 2016-010544CUA for a**
6 **proposed project located at 824 Hyde Street.**

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8 WHEREAS, On June 29, 2016, Lower Polk Neighbors filed a timely appeal protesting
9 the approval by the Planning Commission of an application for a Conditional Use
10 Authorization identified as Planning Case No. 2016-010544CUA (Motion No. 19926) for a
11 proposed 30-room tourist hotel located at 824 Hyde Street; and

12 WHEREAS, On July 25, 2017, the Board of Supervisors held a duly noticed public
13 hearing on the appeal from the approval of the Conditional Use Authorization; and

14 WHEREAS, Following the conclusion of the public hearing that day, the Board voted to
15 conditionally disapprove the decision of the Planning Commission and denied the issuance of
16 the requested Conditional Use Application by a vote of 11-0, in Board of Supervisors Motion
17 No. M17-115; and

18 WHEREAS, In deciding the appeal, the Board reviewed and considered the entire
19 written record before the Board and all the public comments made in support of and in
20 opposition to the appeal; now, therefore, be it

21 MOVED, That the Board finds that the proposed project will not provide a development
22 that is necessary or desirable for, and compatible with, the neighborhood or the community;
23 and, be it

24 FURTHER MOVED, That the Board finds that the immediate neighborhood where the
25 proposed project is overwhelmingly and densely residential in nature, and the previous use of

1 the property as a residential building was consistent with that neighborhood character; and, be
2 it

3 FURTHER MOVED, That the Board finds that adding a hotel at the proposed location
4 would not be consistent with the residential nature of the neighborhood and would not have a
5 necessary or desirable impact on the neighborhood; and that replacing rent controlled housing
6 with any other type of development or use that does not serve working families and individuals
7 creates harmful precedent for the rest of the City's at-risk rent controlled housing stock; and,
8 be it

9 FURTHER MOVED, That the Board finds that the neighborhood is sufficiently served
10 by tourist hotels; the surrounding area has an adequate number of hotels, including a small,
11 longstanding hotel near the location of the proposed project; and thousands of other tourist
12 hotel rooms are currently in the pipeline in the City to increase number of tourist rooms,
13 especially in other neighborhoods, such as the area surrounding Moscone Center, where
14 tourist hotels are more consistent with neighborhood needs and interests; and, be it

15 FURTHER MOVED, That the Board finds that although parties at the July 25 hearing
16 argued that the proposed project would serve the neighborhood by helping to alleviate the
17 impact of short-term residential rentals on the permanent residential housing market in San
18 Francisco, there is no evidence that building a tourist hotel of this size in this location would
19 have any appreciable impact on the number of short-term residential rentals in the City; and,
20 be it

21 FURTHER MOVED, That based on the foregoing findings and the entire record in
22 Board File No. 170790, the Board of Supervisors disapproved the decision of the Planning
23 Commission by its Motion 19926 and denied the issuance of Conditional Use Authorization.
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