



UNITE HERE!

July 14, 2017

The Board of Supervisors
c/o Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: Appeal of Conditional Use for 824 Hyde Street (Case 2016-010544)
Hearing 7/25/17, 3:00pm

Dear Supervisors,

We write to ask you to uphold the appeal of the Conditional Use permit for a 30-room hotel at 824 Hyde Street. Our union represents 260 families who work in the hospitality industry, and who live within a three-block radius of the site in question. This site was previously rent-controlled housing, and following its destruction by fire, it was entitled for reconstruction as housing. We echo many of the concerns of the Lower Polk neighborhood association about the proposed hotel project.

Local 2 agrees that a hotel is neither necessary nor desirable for this neighborhood:

- 1) A hotel at this location would be completely out of character with the immediate surroundings;
- 2) The project would undermine the reconstruction of much-needed housing for working families;
- 3) To allow rent-controlled housing stock to turn into a more-profitable hotel after a fire would set a dangerous precedent.

Hyde street, and the Mid- and Lower-Polk neighborhoods in particular, are primarily residential in character. With the exception of the Nob Hill Hotel – which opened as a tourist hotel in 1908 – there are no other tourist hotels along Hyde Street anywhere between Fisherman’s Wharf and Market Street. By contrast, the area is home to many hundreds of SRO residents. The developer has argued that locating a hotel project in a primarily residential neighborhood is appropriate as it meets the needs of tourists who may prefer to stay in residential neighborhoods.

Local 2 believes just the opposite. At a time when working families’ housing, and especially SROs, are under intense pressure to convert to tourist accommodations, introducing hotels into residential communities threatens the viability of those neighborhoods as home for working people, and should only be done in the most exceptional of circumstances.

Anand Singh
President

Chito Cuéllar
Vice-President

Tina Chen
Secretary-Treasurer

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Similarly, the Lower Polk Neighborhood Association points out in their appeal letter of June 29 that the previously-approved housing project would contribute much more in the form of affordable housing funds and replacement units. More importantly, though, replacement housing at this site *has already been approved*, and there are few barriers to commencing construction immediately. Far from being necessary to the improvement of this location, the proposed hotel development is only hindering the reconstruction of the site.

We are also troubled about the precedent set by this case given the disturbing number of fires in neighborhoods such as SOMA and the Mission. The aftermath of these fires, which largely affected rent-controlled buildings, suggests that all a property owner must do is wait out the rebuilding process until tenants lose their right to return or until they have settled into new housing elsewhere. This trend should be resisted, not encouraged.

Finally, we are concerned about the size of these proposed hotel rooms. They are very tight spaces, averaging just 140 square feet, leaving little room to maneuver. In the absence of guarantees that hotel housekeepers will have a meaningful voice in how the rooms are set up and cleaned, they are likely to exacerbate the rate of housekeeper injuries.

We urge you to support the appeal of this Conditional Use Authorization, and deny the construction of a hotel at 824 Hyde Street. A hotel is inappropriate for this site and it is time to clear the way for the previously-entitled housing project to be constructed without delay.

Sincerely,



Ian Lewis
Research Director

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558 Capp Street • San Francisco CA • 94110 • (415) 282-6543 • www.sftu.org

July 18, 2017

RE: 824 Hyde St - Conditional Use Case (2016-010544)

Dear Clerk and Supervisors:

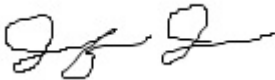
We write to ask you to uphold the appeal of the Conditional Use permit at 824 Hyde. By allowing this project to move forward, the Planning Commission failed in its obligation to uphold Objective 2 of the San Francisco General Plan to *retain the existing supply of housing*.

We agree with the Lower Polk Neighborhood Association and UNITE HERE Local 2. If the owner can ignore their obligation to replace fire-damaged housing and allow the tenants to return, it will encourage the further erosion of precious housing sites for more-profitable hotels and other uses. San Francisco is in dire need of affordable housing for residents not temporary space for tourists.

We do not consider fees for BMRs equivalent to preserving rent-controlled units as there are very different requirements to qualify. Too often, owners of fire-damaged properties simply stall until the tenants are long gone before rebuilding.

We imagine that all of you agree that housing is the city's main objective and you will not reward this owner for failing to replace the housing.

Thank you,



Jennifer Fieber
Political Campaign Director



V A N N E S S C O R R I D O R N E I G H B O R H O O D S C O U N C I L

July 18, 2017

To: President London Breed, SF Board of Supervisors

From: Marlayne Morgan and Jim Warshall, Co-Chairs, VNCNC

Re: 824 Hyde Street

Dear President Breed and Members of the Board:

The ***VanNess Corridor Neighborhoods Coalition*** supports production of new residential housing to be built at 824 Hyde Street, as originally approved in 2016, rather than the recent approval of a micro hotel for this site in 2017.

The site previously provided rent controlled housing, which as we all know, is a shrinking commodity in our city. While we recognize that this rent controlled housing was lost in a 2010 fire, the previously approved project (2012.1445C) which proposed 14 residential units and a twenty percent in lieu affordable housing fee is a preferred alternative to the proposed hotel use.

VNCNC does not find the hotel use neither necessary or desirable compared to the need for housing, including the affordable housing funding. The previously approved project would dedicate nearly \$700,000 to affordable housing in-lieu fees. This proposed project will pay approximately \$250,000 for transit fees. As there was no community outreach around this new proposal, it is difficult to determine the reasons for changing the use on this site; however, saving \$450,000 in entitlement fees may be a major reason to switch from housing to this micro hotel.

We recognize that hotel occupancies are at high levels, but at the same time there are dozens of larger hotel projects proposed, as well as thousands of short term rental units on the market.

Setting a precedent for allowing a non-residential use to replace rent controlled housing is not appropriate and can cause a dangerous trend. We ask that the Board uphold the

previous approval for housing on this site which has been previously approved and will be ready to construct without entitlement delays.

VNCNC Member Organizations

Cathedral Hill Neighbors Association

Golden Gate Valley Neighborhood Association

Hayes Valley Neighborhood Association

Lower Polk Neighbors

Middle Polk Neighborhood Association

Pacific Avenue Neighbors

Pacific Heights Residents Association

Russian Hill Community Association

Russian Hill Neighbors

Western SoMa Voice



July 19, 2017

To: President London Breed, Board of Supervisors

Re: 8264 Hyde Street

Dear President Breed and Supervisor members of the Board,

The Hayes Valley Neighborhood Association supports the original entitlement of rental housing. The current owner purchased the entitled property with full knowledge of the entitlements. The entitlement process involved much community engagement, with specific concerns that a rent-controlled building would be replaced. However, the developer received entitlement for a multiple rental residences, not a hotel.

HVNA is concerned that our Planning Department disregards properly vetted property entitlements, supporting instead a different use for this property. Neighbors' communications with the Planning were ignored and approval for a completely different use for this property, hotel micro-units, insures that the community of this neighborhood will be lessened, and, by allowing a change of use of this property after entitlement, makes it clear that other developers will also buy entitled properties and propose change of use without regard to the community in which the properties are located.

Housing for our city's workforce, not short term rental units, is the most critical need in our city. Please allow the original entitled property use, 14 units of residential housing and an in lieu affordable housing fee, move forward, and deny the non-residential property use as a hotel.

Sincerely,

Gail Baugh
President, Hayes Valley Neighborhood
Association

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