

LEGISLATIVE DIGEST

[Planning Code - Hotel Uses in North Beach]

Ordinance amending the Planning Code to limit hotel uses in the Telegraph Hill - North Beach Residential Special Use District and the North Beach Neighborhood Commercial District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The Planning Code regulates development in the City, including setting forth requirements for permitted uses. Sections 235 through 249.99 of the Planning Code establish various Special Use Districts.

Hotel uses are conditionally permitted uses in the North Beach Neighborhood Commercial District.

The provisions of the Telegraph Hill – North Beach Residential Special Use District do not currently limit Hotel uses. Hotel uses are instead regulated by each parcel's underlying zoning. This Residential Special Use District has 4 different underlying zoning controls. In C and RC districts, Hotel uses are conditionally permitted uses. In RH and RM districts, Hotel uses are conditionally permitted uses for five or fewer guest rooms or suites of rooms, and Hotels containing six or more guest rooms are not permitted.

Amendments to Current Law

This legislation would restrict Hotel uses on all parcels within the boundaries of the North Beach Neighborhood Commercial District and the Telegraph Hill – North Beach Residential Special Use District, as follows:

Hotel uses shall not be permitted, except that Hotel uses may be permitted as a Conditional Use through the procedures set forth in Section 303 of this Planning Code only if the Zoning Administrator first determines that the proposed new Hotel use would occupy a space that is currently or was last legally occupied by a Hotel use; provided that its last Hotel use has not been discontinued or abandoned pursuant to Sections 186.1(d) or 178(d) of this Planning Code and that the proposed new Hotel use will not enlarge the space; and provided further that no Conditional Use shall be required if the use remains the same as the prior authorized use, with no enlargement or intensification of use.

FILE NO. 180267

Proposed new Hotel uses could not enlarge the space. No Conditional Use would be required if the use remains the same as the prior authorized use, with no enlargement or intensification of use.

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