

File No. 170914

Committee Item No. _____

Board Item No. 45

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: September 5, 2017

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

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| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Prepared by: Lisa Lew

Date: August 31, 2017

Prepared by: _____

Date: _____

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

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.**

7
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; in fact, there are currently no tourist
6 hotels on Hyde Street between Fisherman's Wharf and Market Street, and the proposed
7 project would be the first; and, be it

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

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

20 FURTHER MOVED, That based on the foregoing findings and the entire record in
21 Board File No. 170790, the Board of Supervisors disapproved the decision of the Planning
22 Commission by its Motion 19926 and denied the issuance of Conditional Use Authorization.
23
24
25

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

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

The text is listed:

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

Signature of Sponsoring Supervisor: *Alisa Somerc*

For Clerk's Use Only