

1 [Planning Code - Mixed Use Office District]

2

3 **Ordinance amending the Planning Code, Section 842 and 842.49, of the Zoning Control**  
4 **Table, to permit a tourist hotel without a specified room limit in a Mixed Use Office**  
5 **District in height districts that are 105 feet and above with a Conditional Use**  
6 **authorization; and making environmental findings, Planning Code, Section 302,**  
7 **findings, and findings of consistency with the General Plan, and the priority policies of**  
8 **Planning Code, Section 101.1.**

9 NOTE: Additions are *single-underline italics Times New Roman*;  
10 deletions are ~~*strike-through italics Times New Roman*~~.  
11 Board amendment additions are double-underlined;  
12 Board amendment deletions are ~~strike through normal~~.  
13 Ellipses indicate text that is omitted but unchanged.

12

13 Be it ordained by the People of the City and County of San Francisco:

14 Section 1. Findings.

15 (a) The Planning Department has determined that the actions contemplated in this  
16 ordinance comply with the California Environmental Quality Act (California Public Resources  
17 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of  
18 Supervisors in File No. 130646 and is incorporated herein by reference.

19 (b) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
20 amendments will serve the public necessity, convenience and welfare for the reasons set forth  
21 in Planning Commission Resolution No. 18896 and the Board hereby incorporates such  
22 reasons herein by reference. A copy of Planning Commission Resolution No. 18896 is on file  
23 with the Clerk of the Board of Supervisors in File No. 130646.

24 Section 2. The Planning Code is hereby amended by amending Section 842 and  
25 Section 842.49 of the Zoning Control Table, to read as follows:

**SEC. 842.49. MUO – MIXED USE-OFFICE DISTRICT.**

The Mixed Use-Office (MUO) runs predominantly along the 2nd Street corridor in the South of Market area. The MUO is designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. Nighttime entertainment and small tourist hotels are is permitted as a conditional use. Large tourist hotels are permitted as a conditional use in certain height districts. Dwelling units and group housing are permitted, while demolition or conversion of existing dwelling units or group housing requires conditional use authorization. Family-sized housing is encouraged.

Office, general commercial, most retail, production, distribution, and repair uses are also principal permitted uses. ~~Large hotel, a~~ Adult entertainment and heavy industrial uses are not permitted.

**Table 842**  
**MUO – MIXED USE-OFFICE DISTRICT**  
**ZONING CONTROL TABLE**

			<b>Mixed Use-Office District</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<p>...</p> <p><b>Retail Sales and Services</b></p>			
<p>842.49</p> <p>...</p>	<p>Tourist Hotel</p>	<p>§ 890.46</p>	<p>C if less than 75 rooms;</p> <p><u>C with no room limit in height districts that are 105 feet and above.</u></p>

1           Section 3. Effective Date. This ordinance shall become effective 30 days from the  
2 date of passage.

3           Section 4. This section is uncodified. In enacting this ordinance, the Board intends to  
4 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,  
5 punctuation, charts, diagrams, or any other constituent part of the Planning Code that are  
6 explicitly shown in this legislation as additions, deletions, Board amendment additions, and  
7 Board amendment deletions in accordance with the "Note" that appears under the official title  
8 of the legislation.

9  
10 APPROVED AS TO FORM:  
11 DENNIS J. HERRERA, City Attorney

12 By: \_\_\_\_\_  
13       JUDITH A. BOYAJIAN  
14       Deputy City Attorney